

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the pros and cons of a year round pool and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, September 6, 2016, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

### **PRESENTATIONS:**

7:10 Presentation of Trails Guide and Recommendation of New Committee Member

### **PUBLIC HEARINGS:**

7:20 Park Lane Commons Phase IV Schematic Plan and Plat Amendment

### **OLD BUSINESS:**

7:30 Consideration of Adoption of a Resolution to (A) Finance the Costs of Curb, Gutter, Sidewalk and Roads, along with Asphalt Extensions from the Existing Road and all other Miscellaneous Work Necessary to Complete the Improvements in a Proper and Workmanlike Manner; (B) Defray the Cost and Expenses of such Improvements by Assessments to be Levied against the Properties Benefited by such Improvements; and (C) Provide Notice of Intention to Designate a Proposed Assessment Area; to Authorize such Improvements; and to fix a Time and Place for Protests against such Assessment Area and its Assessments; and Related Matters

7:45 Reconsideration of Proposed Management Plans for Conservations Easements

### **SUMMARY ACTION:**

8:00 Minute Motion Approving Summary Action List

1. Adoption of the 2015 Building Codes
2. Amendment to Community Development Block Grant (CDBG) Agreement with Davis County
3. Approval of Minutes for August 2, 2016

#### **GOVERNING BODY REPORTS:**

8:05 City Manager Report

1. Executive Summary for Planning Commission held on August 18, 2016
2. Fire Monthly Activity Report for July
3. Discussion of Draper TOD Project
4. U of U Impact Fee Challenge
5. Arson Task Force

8:15 Mayor Talbot & City Council Reports

#### **ADJOURN**

#### **CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 1st day of September, 2016.

#### **FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*



## CITY COUNCIL AGENDA

For Council Meeting:  
September 6, 2016

### **S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance**

It is requested that City Council Member Cory Ritz give the invocation to the meeting and it is requested that City Council Member Doug Anderson lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



CITY COUNCIL AGENDA

For Council Meeting:  
September 6, 2016

**S U B J E C T: Presentation of Trails Guide and Recommendation of New Committee Member**

**ACTION TO BE CONSIDERED:**

Approve Jared Poulson as a new Trails Committee member.

**GENERAL INFORMATION:**

Ron Robinson will be making this presentation.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.





# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Ron Robinson

Date: 8-25-16

SUBJECT: **Presentation of Guide to Farmington Trails to City Council/Recommendation of new committee member**

### RECOMMENDATION

Ron Robinson to present the new trail guide book to the City Council. Also to thank and acknowledge on behalf of the Trails Committee, all of their support. To introduce Jared Poulson as our nominee as a Trail Committee member and to ask the Mayor and City Council for their approval.

### BACKGROUND

Trail guide book with GPS accurate maps, detailed description of trails and interpretive destinations in Farmington. Acknowledge the support of the City Council on trail issues. Most recent being Rice Farms and Jeppson. Jared Poulson served on the Centerville Trails Committee and was influential on working with the city of Centerville to paint bike lanes on 400 South. He is a small business owner in Farmington and also resides in Farmington.

Respectfully Submitted

Ron Robinson  
Trail Committee Chairman

Review & Concur

Dave Millheim  
City Manager



For Council Meeting:  
September 6, 2016

**PUBLIC HEARING:**    **Park Lane Commons Phase IV Schematic Plan and Plat  
Amendment**

**ACTION TO BE CONSIDERED:**

1.    Hold the public hearing.
2.    See staff report for recommendation.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.





# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM MELLOR  
CORY RITZ  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: September 6, 2016

SUBJECT: **PARK LANE COMMONS PHASE IV SCHEMATIC PLAN AND PLAT AMENDMENT**  
**Applicant: Scott Harwood – The Haws Company**

### RECOMMENDATION

- (1) Hold a Public Hearing;
- (2) Move that the City Council approve the schematic plan and plat amendment subject to all applicable Farmington City ordinances and development standards and the following conditions:
  1. The applicant shall re-show the dedication for the Market Street right-of-way on final plat;
  2. The applicant shall enter into an extension agreement to improve the half-street and side treatments for Market Street;
  3. The applicant shall leave the pedestrian access easement, as shown on the Park Lane Commons Phase II plat on the Park Lane Commons Phase IV final plat;
  4. No building permits shall be issued nor site plans reviewed for Park Lane Commons Phase IV until all improvements for Park Lane Commons Phase III have been completed.

### Findings for Approval:

1. As part of Phases II and III, all improvements were installed, inspected, and approved by the City.
2. The City always anticipated that the Cabela's out-parcel would be subdivided and planned accordingly.
3. The lot dimensions and all improvements meet Farmington City development standards and ordinances.
4. The proposed subdivision and plat amendment are compatible with and conform to the approved Park Lane Commons Project Master Plan and related development agreement with the City, and the underlying zone.

### BACKGROUND

The applicant, Scott Harwood is requesting a recommendation for schematic plan and plat amendment approval for the Park Lane Commons Phase IV subdivision. The application is both a minor subdivision and a plat amendment because it is altering Park Lane Commons Phase II (the "Cabela's Subdivision") and Phase III (which contains the proposed Western States Assisted Living Center). The subdivision is proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403; because this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat, it is both a plat amendment and a minor subdivision.



Additionally, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which also involves a plat amendment of Phase III.

The minor subdivision process is twofold: 1) schematic plan (PC recommends and CC approval/denial) and 2) final plat (PC approval/denial). Under normal circumstances, the Planning Commission does not see plat amendments, as they go straight to the City Council. However, because this particular application came before the Commission for subdivision, staff felt it prudent that it be reviewed and receive a recommendation by the Planning Commission concurrently, and at the August 18<sup>th</sup> meeting, the Commission made a positive recommendation for both the plat amendment and the schematic plan.

Because the plats have been recorded and all improvements installed as part of Phases II and III, the DRC review required little in the way of needed easements and dedications with two exceptions. While the future Market Street Right-of-Way dedication was included in Phase II as part of the Cabela's development, the DRC would like to see the dedication on this plat as well; this is so that the ROW shows up on both Phase II and Phase IV, thus making it a clean record. Market Street is not being built now because it is not currently needed; however, it is on the Regulating Plan and may be part of the Evans family development plans, so the City wants the applicant to enter into an extension agreement for half of the road and all side treatments related to the future Market Street, should it ever be built.

The Phase II plat shows a pedestrian access easement lining up with the western portion of the future Market Street to the west. In the current proposal, the applicant wanted to have this pedestrian access removed and be placed alongside the access drive that straddles Lots 401 and 402, lining up with the driveway entry to the Western States Assisted Living Facility. While staff is comfortable with this drive and lot line being placed where it is proposed, we want the pedestrian access to line up with the future road, not a private driveway. Additionally, the original Market Street was intended to be a promenade, but when Cabela's and the Western States Assisted Living Center were reviewed and approved by the City, the promenade was shifted through a zone text amendment altering the Regulating Plan to accommodate these uses. Now the applicant is asking to amend the regulating plan again, thus diluting the original intent of the Market Street promenade as being an important pedestrian connection even further. Staff and the applicant have met and reached a compromise whereby the pedestrian access as proposed in Phase II and the lot line as proposed in Phase IV, would remain.

Some members of the DRC have expressed concern with the improvements related to Park Lane Commons Phase III. As part of the Western States Assisted Living Center, the improvements for the subdivision were delayed until the construction of the assisted living facility occurred. Now it looks like the construction for that may be delayed, and as a result, staff would like to see all improvements for Phase III be installed prior to the issuance of any building permit or site plan review as part of Phase IV; this is particularly important as it relates to storm water, since the whole storm water system for Phase IV is tied to Phase III. The suggested motion includes a condition that addresses this issue and requires that these improvements be installed before any construction occurs on Phase IV.

#### Supplemental Information

1. Vicinity Map
2. Park Lane Commons Phase IV Schematic Plan
3. Park Lane Commons Phase II Plat
4. Park Lane Commons Phase III Plat
5. Illustration showing the road alignment discussed in Suggested Condition 3 above
6. Regulating Plan

#### Applicable Ordinances

1. Title 11, Chapter 7 – Site Development Standards
2. Title 11, Chapter 18 – Mixed Use Districts



3. Title 12, Chapter 6 – Major Subdivisions
4. Title 12, Chapter 7 – General Requirements for all Subdivisions

Respectfully Submitted



Eric Anderson  
City Planner

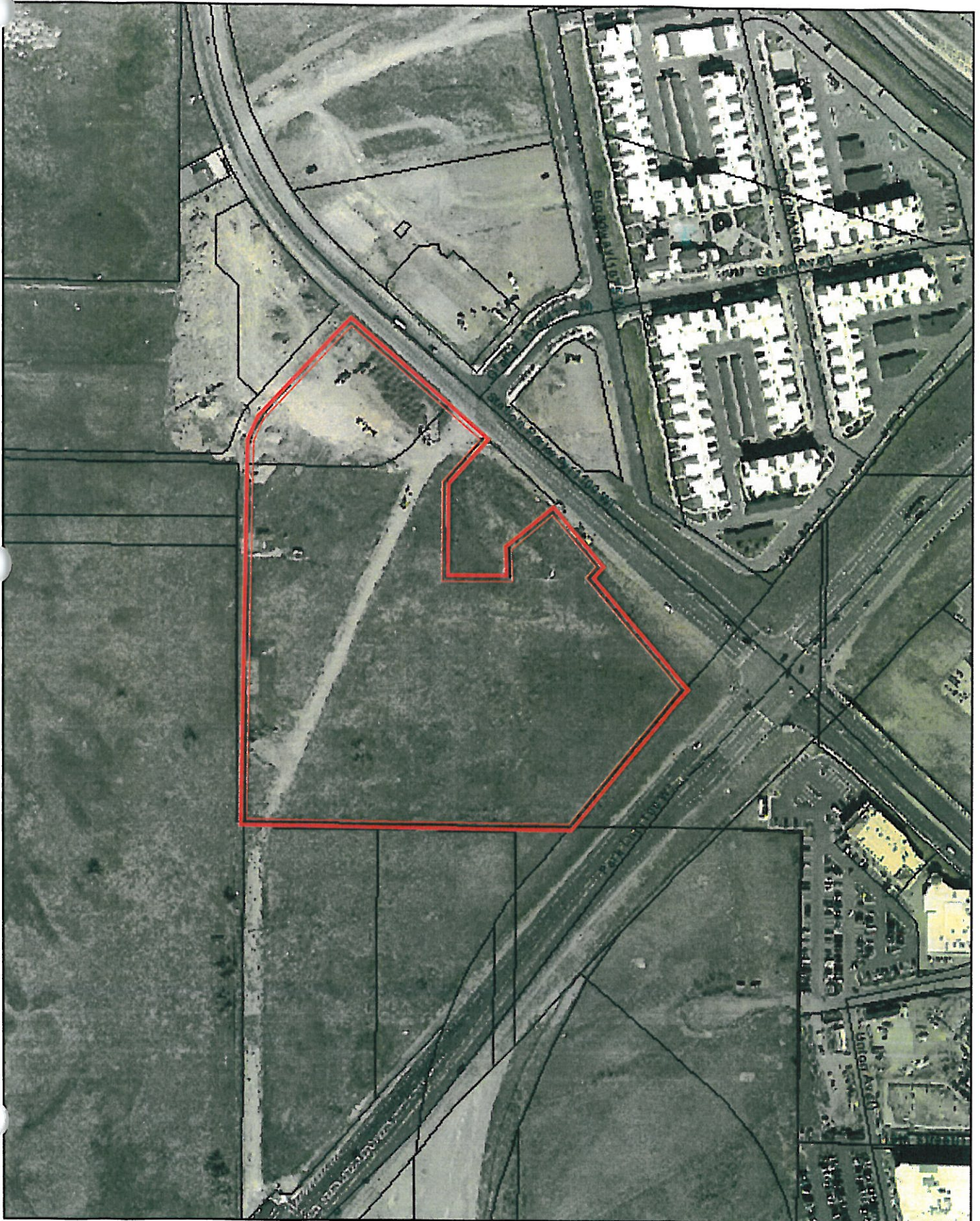
Concur



Dave Millheim  
City Manager



# Farmington City











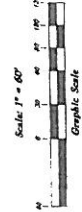
# Park Lane Commons - Phase 3

All of Parcel H, of Park Lane Commons Parcel E Amended and H, Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah September 2015

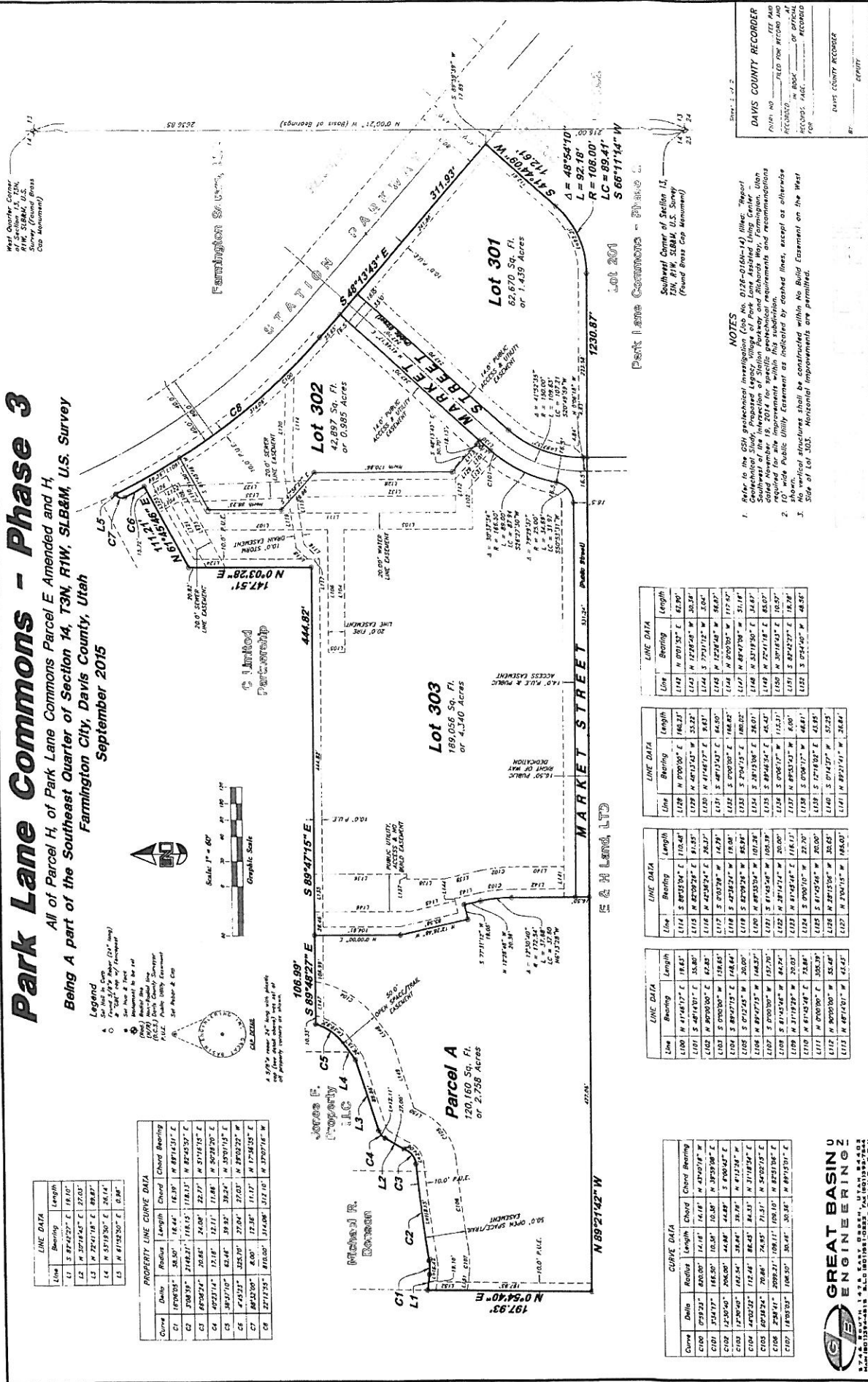
LINE DATA	Line	Bearing	Length
L1	S 87°42'29" E	18.00'	
L2	N 37°14'24" E	27.00'	
L3	N 27°11'10" E	89.97'	
L4	N 57°19'30" E	26.14'	
L5	N 41°18'20" E	0.88'	

PROPERTY LINE CURVE DATA	Curve	Delta	Radius	Length	Chord	Bearing
C1	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C2	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C3	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C4	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C5	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C6	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C7	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C8	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E

Legend  
 A. See Part in Commons (214' long)  
 B. See Part in Commons (214' long)  
 C. See Part in Commons (214' long)  
 D. See Part in Commons (214' long)  
 E. See Part in Commons (214' long)  
 F. See Part in Commons (214' long)  
 G. See Part in Commons (214' long)  
 H. See Part in Commons (214' long)  
 I. See Part in Commons (214' long)  
 J. See Part in Commons (214' long)  
 K. See Part in Commons (214' long)  
 L. See Part in Commons (214' long)  
 M. See Part in Commons (214' long)  
 N. See Part in Commons (214' long)  
 O. See Part in Commons (214' long)  
 P. See Part in Commons (214' long)  
 Q. See Part in Commons (214' long)  
 R. See Part in Commons (214' long)  
 S. See Part in Commons (214' long)  
 T. See Part in Commons (214' long)  
 U. See Part in Commons (214' long)  
 V. See Part in Commons (214' long)  
 W. See Part in Commons (214' long)  
 X. See Part in Commons (214' long)  
 Y. See Part in Commons (214' long)  
 Z. See Part in Commons (214' long)



A 5/8" x 1/4" steel 24" long with plate and four bolts, one at each end and one in the middle.



LINE DATA	Line	Bearing	Length
L1	S 87°42'29" E	18.00'	
L2	N 37°14'24" E	27.00'	
L3	N 27°11'10" E	89.97'	
L4	N 57°19'30" E	26.14'	
L5	N 41°18'20" E	0.88'	

CURVE DATA	Curve	Delta	Radius	Length	Chord	Bearing
C1	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C2	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C3	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C4	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C5	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C6	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C7	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E
C8	197°33'	18.44'	16.39'	18.00'	18.00'	N 87°42'29" E

DAVIS COUNTY RECORDER  
 FILED FOR RECORD  
 RECORDED  
 DATE  
 BY

NOTES  
 1. Refer to the GSI geotechnical investigation (Job No. 0126-0160-14) titled "Report on the Geotechnical Investigation of the Intersection of Station Parkway and Farmington Street, Farmington, Utah" dated November 19, 2014 for specific geotechnical requirements and recommendations for the proposed public utility easement as indicated by dashed lines, except as otherwise shown.  
 2. No vertical structures shall be constructed within the 10' Right of Way on the West Side of Lot 303. Nonvertical improvements are permitted.

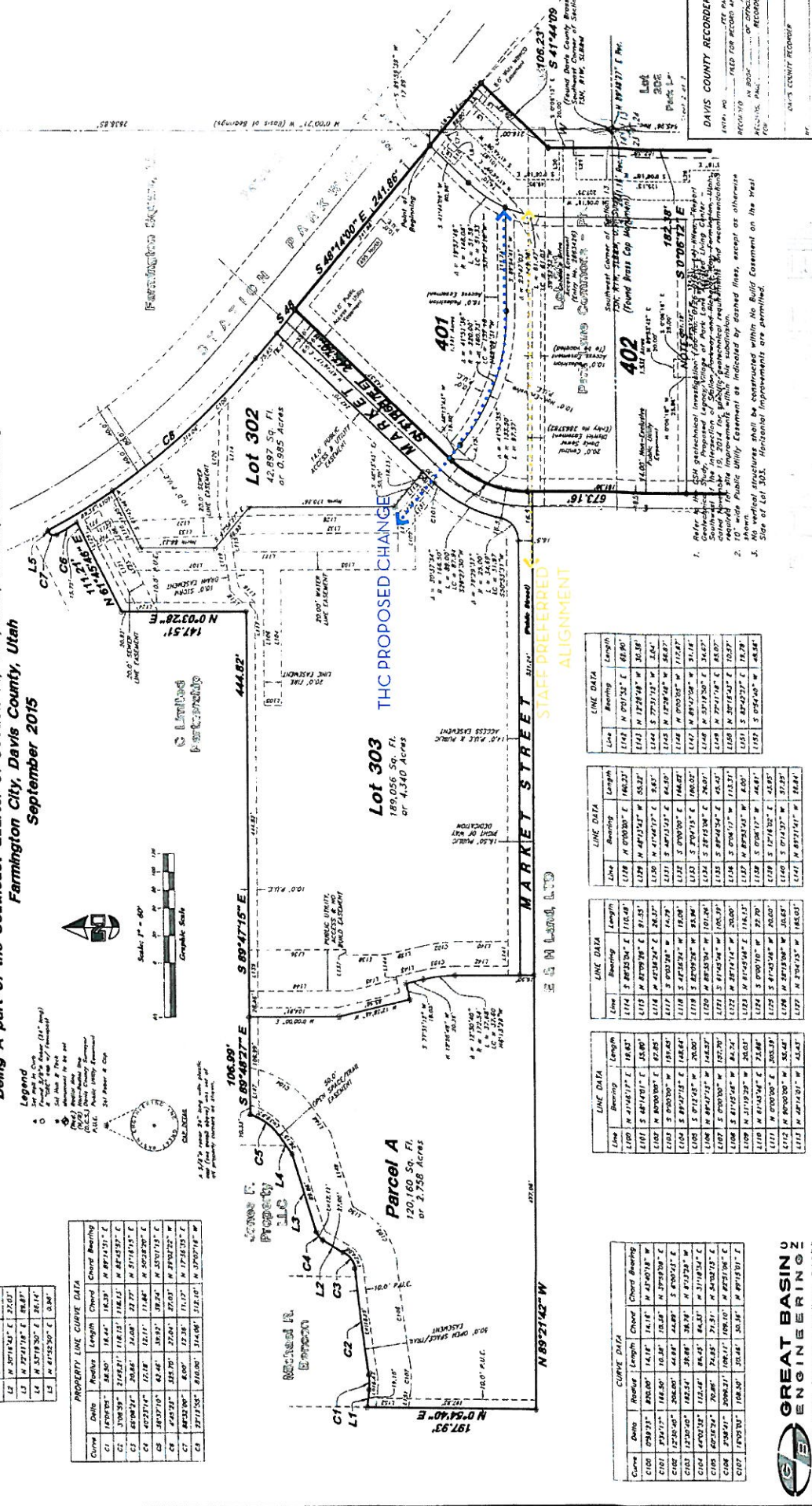
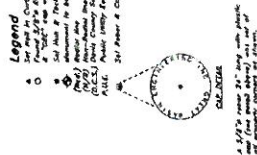
GREAT BASIN ENGINEERING  
 2740 SOUTH 400 WEST, SUITE 100, SALT LAKE CITY, UT 84115  
 WWW.GREATBASINENGINEERING.COM

# Park Lane Commons - Phase 3

All of Parcel H, of Park Lane Commons Parcel E Amended and H,  
Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah  
September 2015

LINE DATA	Line	Bearing	Length
L1	S 89°47'15" E	16.10'	
L2	N 89°47'15" E	21.03'	
L3	N 89°47'15" E	88.87'	
L4	N 89°47'15" E	36.14'	
L5	N 89°47'15" E	3.94'	

PROPERTY LINE CURVE DATA	Curve	Delta	Radius	Length	Chord Bearing
C1	160°00'	160°00'	18.44'	18.44'	N 89°47'15" E
C2	160°00'	160°00'	118.15'	118.15'	N 89°47'15" E
C3	160°00'	160°00'	24.08'	24.08'	N 89°47'15" E
C4	160°00'	160°00'	12.11'	12.11'	N 89°47'15" E
C5	160°00'	160°00'	38.97'	38.97'	N 89°47'15" E
C6	160°00'	160°00'	22.64'	22.64'	N 89°47'15" E
C7	160°00'	160°00'	12.38'	12.38'	N 89°47'15" E
C8	160°00'	160°00'	31.40'	31.40'	N 89°47'15" E



LINE DATA	Line	Bearing	Length
L141	N 0°03'28" E	68.80'	
L142	N 1°29'18" W	36.50'	
L143	S 77°51'12" W	3.64'	
L144	N 89°47'15" E	58.87'	
L145	N 89°47'15" E	51.18'	
L146	N 89°47'15" E	51.18'	
L147	N 89°47'15" E	51.18'	
L148	N 89°47'15" E	51.18'	
L149	N 89°47'15" E	51.18'	
L150	N 89°47'15" E	51.18'	
L151	N 89°47'15" E	51.18'	
L152	N 89°47'15" E	51.18'	
L153	N 89°47'15" E	51.18'	
L154	N 89°47'15" E	51.18'	
L155	N 89°47'15" E	51.18'	
L156	N 89°47'15" E	51.18'	
L157	N 89°47'15" E	51.18'	
L158	N 89°47'15" E	51.18'	
L159	N 89°47'15" E	51.18'	
L160	N 89°47'15" E	51.18'	

LINE DATA	Line	Bearing	Length
L159	N 89°47'15" E	51.18'	
L160	N 89°47'15" E	51.18'	
L161	N 89°47'15" E	51.18'	
L162	N 89°47'15" E	51.18'	
L163	N 89°47'15" E	51.18'	
L164	N 89°47'15" E	51.18'	
L165	N 89°47'15" E	51.18'	
L166	N 89°47'15" E	51.18'	
L167	N 89°47'15" E	51.18'	
L168	N 89°47'15" E	51.18'	
L169	N 89°47'15" E	51.18'	
L170	N 89°47'15" E	51.18'	
L171	N 89°47'15" E	51.18'	
L172	N 89°47'15" E	51.18'	
L173	N 89°47'15" E	51.18'	
L174	N 89°47'15" E	51.18'	
L175	N 89°47'15" E	51.18'	
L176	N 89°47'15" E	51.18'	
L177	N 89°47'15" E	51.18'	
L178	N 89°47'15" E	51.18'	
L179	N 89°47'15" E	51.18'	
L180	N 89°47'15" E	51.18'	

LINE DATA	Line	Bearing	Length
L179	N 89°47'15" E	51.18'	
L180	N 89°47'15" E	51.18'	
L181	N 89°47'15" E	51.18'	
L182	N 89°47'15" E	51.18'	
L183	N 89°47'15" E	51.18'	
L184	N 89°47'15" E	51.18'	
L185	N 89°47'15" E	51.18'	
L186	N 89°47'15" E	51.18'	
L187	N 89°47'15" E	51.18'	
L188	N 89°47'15" E	51.18'	
L189	N 89°47'15" E	51.18'	
L190	N 89°47'15" E	51.18'	
L191	N 89°47'15" E	51.18'	
L192	N 89°47'15" E	51.18'	
L193	N 89°47'15" E	51.18'	
L194	N 89°47'15" E	51.18'	
L195	N 89°47'15" E	51.18'	
L196	N 89°47'15" E	51.18'	
L197	N 89°47'15" E	51.18'	
L198	N 89°47'15" E	51.18'	
L199	N 89°47'15" E	51.18'	
L200	N 89°47'15" E	51.18'	

LINE DATA	Line	Bearing	Length
L200	N 89°47'15" E	51.18'	
L201	N 89°47'15" E	51.18'	
L202	N 89°47'15" E	51.18'	
L203	N 89°47'15" E	51.18'	
L204	N 89°47'15" E	51.18'	
L205	N 89°47'15" E	51.18'	
L206	N 89°47'15" E	51.18'	
L207	N 89°47'15" E	51.18'	
L208	N 89°47'15" E	51.18'	
L209	N 89°47'15" E	51.18'	
L210	N 89°47'15" E	51.18'	
L211	N 89°47'15" E	51.18'	
L212	N 89°47'15" E	51.18'	
L213	N 89°47'15" E	51.18'	
L214	N 89°47'15" E	51.18'	
L215	N 89°47'15" E	51.18'	
L216	N 89°47'15" E	51.18'	
L217	N 89°47'15" E	51.18'	
L218	N 89°47'15" E	51.18'	
L219	N 89°47'15" E	51.18'	
L220	N 89°47'15" E	51.18'	

CURVE DATA	Curve	Delta	Radius	Length	Chord Bearing
C100	258°23'	258°23'	16.18'	16.18'	N 89°47'15" E
C101	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C102	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C103	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C104	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C105	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C106	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C107	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C108	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C109	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C110	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C111	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C112	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C113	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C114	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C115	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C116	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C117	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C118	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C119	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E
C120	173°12'	173°12'	10.38'	10.38'	N 89°47'15" E





# West Farmington Mixed-Use District Regulating Street Plan

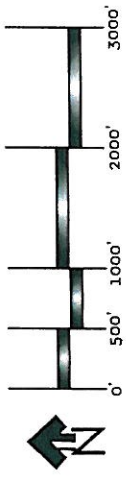
### Legend

Street Network

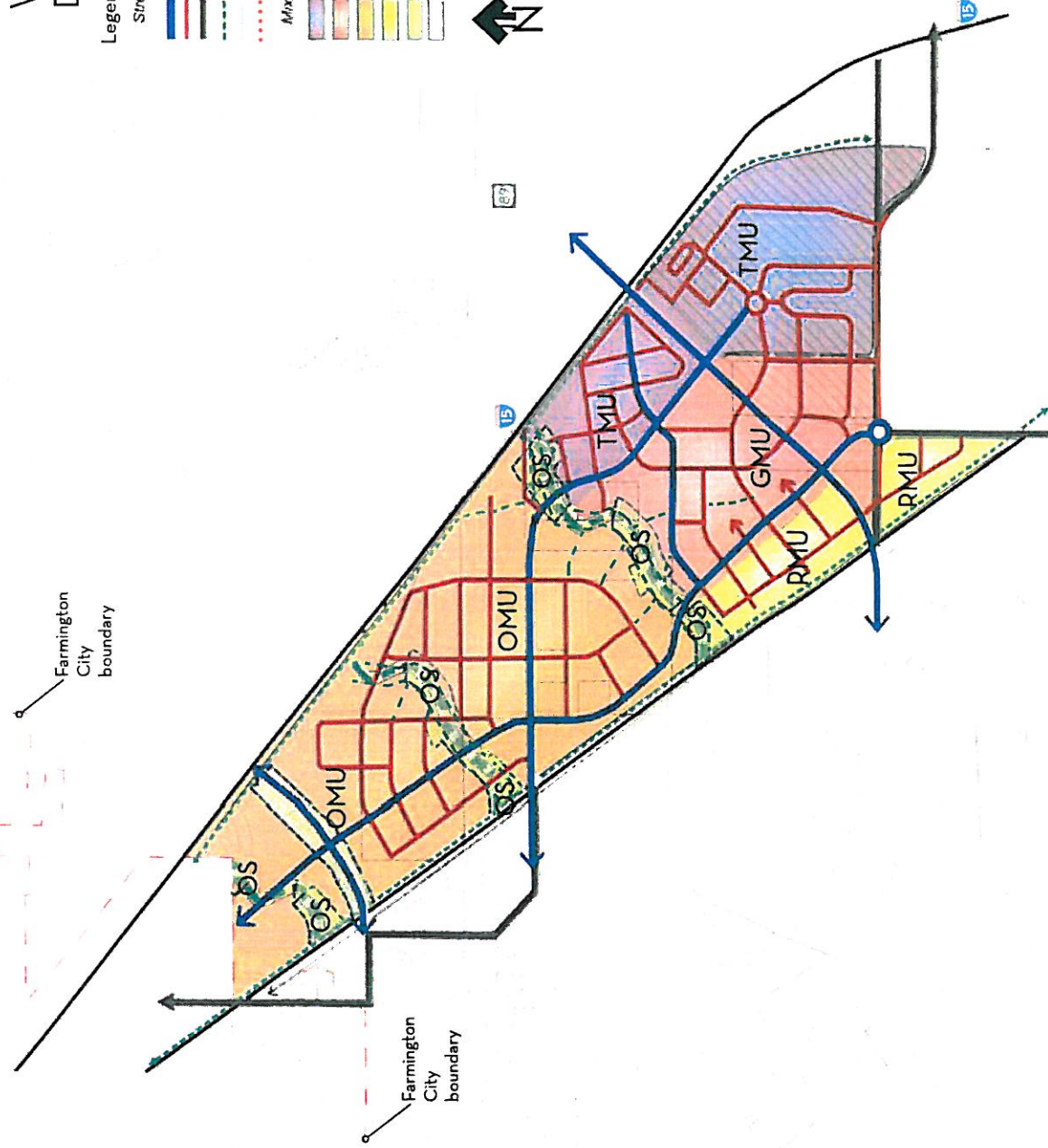
- [illegible]

## Mixed-Use Districts

- |   |   |
|---|---|
|  | Transfer Agent User District (TAM)      |
|  | Generalist and User District (GAMU)     |
|  | Office Agent User District (OAMU)       |
|  | Non-Serious Agent User District (NSAMU) |
|  | Open Space Agent User District (OSAMU)  |
|  | Station Base *                          |



\* Development of the Station Park area shall be in accordance with the terms of that certain Development Agreement for Station Park dated January 21, 2007, between the City of Station Park and Station Park Center, LLC, the "Station Park Development Agreement," which is attached as Exhibit A to the Station Park Ordinance, and the Station Park Development Agreement, which is attached as Exhibit B to the Station Park Ordinance, in each case as the same may be amended from time to time, and the Station Park Development Agreement shall be the governing document in the event of any conflict between the Station Park Ordinance and the Station Park Development Agreement. The Station Park Development Agreement contains all necessary development standards and approval processes for the Station Park area, and the Station Park Ordinance shall not be applied to the Station Park area. The Station Park map shall apply to the Station Park area only after completion of the Station Park Development Agreement and that only to the extent not inconsistent with any existing rules promulgated by the Station Park Development Agreement.





## CITY COUNCIL AGENDA

For Council Meeting:  
September 6, 2016

**S U B J E C T:** Consideration of Adoption of a Resolution to (A) **Finance the Costs of Curb, Gutter, Sidewalk and Roads, along with Asphalt Extensions from the Existing Road and all other Miscellaneous Work Necessary to Complete the Improvements in a Proper and Workmanlike Manner;** (B) **Defray the Cost and Expenses of such Improvements by Assessments to be Levied against the Properties Benefited by such Improvements;** and (C) **Provide Notice of Intention to Designate a Proposed Assessment Area; to Authorize such Improvements; and to fix a Time and Place for Protests against such Assessment Area and its Assessments; and Related Matters**

### **ACTION TO BE CONSIDERED:**

Approve the enclosed resolution to provide notice of intention to designate a proposed special assessment area (SAA). This would be the Farmington City, Utah School Safety Assessment Area, which includes 650 West and portions of 1100 West, 500 South and Glovers Lane areas.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Keith Johnson.

**NOTE:** Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.





# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR  
BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
CITY COUNCIL  
DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: August 29, 2016

Subject: **RESOLUTION TO PROVIDE NOTICE OF INTENTION TO DESIGNATE A PROPOSED SPECIAL ASSESSMENT AREA (SAA).**

### RECOMMENDATIONS

Approve the enclosed resolution to provide notice of intention to designate a proposed special assessment area (SAA). This would be the Farmington City, Utah School Safety Assessment Area, which includes 650 West and portions of 1100 West, 500 South and Glovers Lane areas.

### BACKGROUND

With the new High School coming at 650 W. and Glover Lane and with the new elementary school opening along 1100 W., the City needs to improve 650 W. and portions of 1100 W., 500 S. and Glovers Lane. The SAA is a way for the property owners to pay for their frontage of sidewalk, curb and gutter and portion of the asphalt over a 10 year period.

This Resolution is the beginning of creating the SAA. The property owners will be notified with this notice and a public hearing to start the contest period will be held on October 4, 2016.

All property owners were invited to meetings, where information about the project was discussed. Also staff has tried to meet with property owners to explain the SAA process and what their own individual cost estimates would be for their assessments. These cost estimates were only based on construction costs.

City staff has been working on this for months trying to figure out what and how this project could be funded. The City has been looking into grants, prop 1 funds from the County and any other alternatives to help defray some of these costs. We have expanded the original area to now include 500 South and 1100 West as these areas need sidewalks and improvements for the new elementary school and we would be doing a disservice if we did not improve these areas at the same time.

We originally had estimated the cost of just construction of the improvements to be around \$159.00 /lf for those getting all of the improvements, which is the majority of the property

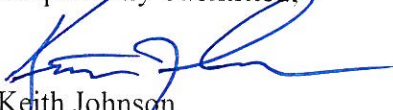
owners. Then we had some modifications that moved that figure to around \$163.00 /lf. Then when we added the cost of issuance for the bonds, the interim financing costs and the reserve fund that put the cost around \$218.00 /lf. Since then we received a cost estimate from a contractor and Chad has revised his calculations and his estimates are now around \$151.00 /lf. He feels that this is the best estimate that he can give at this time. We also lowered the cost of issuance and the cost of interim financing so the total cost estimate is now at \$199.60 /lf. We feel this is a good estimate to go by, as we want to make sure that we are a little higher than what it will ultimately cost, as we always want to come in lower with actual costs than be higher when it is all completed.

The estimated costs for construction of the SAA will be around \$2,186,000 with the cost of issuance, interim financing and reserve fund adding around \$700,000, so the total costs to the property owners will be around \$2,886,000 including Miller Meadows.


In addition to the SAA improvement costs, the School District cost of improvements will be around \$531,000 and the City cost of improvements between impact fees and from the General Fund or other sources will be around \$1,550,000. The amount from the General Fund will be around \$575,000.

There are many extension agreements in this area, which make up about 59% of the total area, which are agreements required to pay for said improvements. The SAA will only pass if less than 40% of the area votes against it. Property owners will have a 10 year period to pay for said improvements. These improvements will benefit each home owner as their frontage will be improved and will enhance their property. It will also ensure the safety of pedestrians and vehicle traffic by these schools.

Respectfully Submitted,

  
Keith Johnson,  
Assistant City Manager

Review and Concur,

  
Dave Millheim,  
City Manager



## Final Estimates

SAA Individual Estimate Revised 8-30-16	
550 West, Glovers, and 500 South (East of Trail) SAA	\$ 1,415,380.44
1100 West and 500 South (West of Trail) SAA	\$ 567,947.71
650 West Miller Meadow Development Agreement	\$ 133,179.23
650 West, Glovers Lane, 500 South, and 1100 West City Portion (Non Impact Fee)	\$ 574,732.83
650 West, Glovers Lane, 500 South, and 1100 West City Portion (Impact Fee)	\$ 975,917.60
650 East and Glovers Lane High School	\$ 531,520.59
Clark Lane - 300 South Sidewalk	\$ 70,223.43
<b>Total</b>	<b>\$ 4,268,901.82</b>
Total of Projects with an Assessment \$ 2,186,730.81	

	\$/LF (Project Only)	Estimated Assessment/LF	Percent Increase
SAA cost per lineal foot (14,563 Total Lineal Feet)	\$ 151.20	\$ 199.60	32.01%
Clark Lane - 300 South cost per lineal foot ( 1997 Total Lineal Feet)	\$ 35.17	\$ 46.43	32.01%
Miller Meadows cost per lineal foot (807 Total Lineal Feet)	\$ 165.05	\$ 217.89	32.01%

Estimated Bond Total	
Project Needs	\$ 2,186,730.81
Costs of Issuance	100,000.00
Accrued Interest (BANS)	300,000.00
Debt Service Reserve Fund	300,000.00
<b>Total</b>	<b>\$ 2,886,730.81</b>
<b>Bond Amount</b>	<b>\$ 2,886,730.81</b>

Category	Frontage (LF)	Extension Amount	Bond Allocation
w	806.90	\$ 133,179.23	\$ 175,811.57
x	10,245.48	1,396,516.13	1,843,558.47
y	4,092.10	586,812.02	774,657.92
z	2,221.95	70,223.43	92,702.84
<b>TOTAL</b>	<b>17,366.43</b>	<b>\$ 2,186,730.81</b>	<b>\$ 2,886,730.80</b>

## Estimates Used Prior to Final Estimates

SAA Individual Estimate Revised 8-25-16	
550 West, Glovers, and 500 South (East of Trail) SAA	\$ 1,539,132.52
1100 West and 500 South (West of Trail) SAA	\$ 602,387.78
650 West Miller Meadow Development Agreement	\$ 158,455.60
650 West, Glovers Lane, 500 South, and 1100 West City Portion (Non Impact Fee)	\$ 664,020.50
650 West, Glovers Lane, 500 South, and 1100 West City Portion (Impact Fee)	\$ 1,155,492.53
650 East and Glovers Lane High School	\$ 641,625.87
Clark Lane - 300 South Sidewalk	\$ 71,783.95
<b>Total</b>	<b>\$ 4,832,898.75</b>
Total of Projects with an Assessment \$ 2,371,759.85	

	\$/LF (Project Only)	Estimated Assessment/LF	Percent Increase
SAA cost per lineal foot (14,563 Total Lineal Feet)	\$ 163.26	\$ 218.55	33.87%
Clark Lane - 300 South cost per lineal foot ( 1997 Total Lineal Feet)	\$ 35.95	\$ 48.13	33.87%
Miller Meadows cost per lineal foot (807 Total Lineal Feet)	\$ 196.38	\$ 262.88	33.87%

Estimated Bond Total	
Project Needs	\$ 2,371,759.85
Costs of Issuance	150,000.00
Accrued Interest (BANS)	350,000.00
Debt Service Reserve Fund	300,000.00
<b>Total</b>	<b>\$ 3,171,759.85</b>
<b>Bond Amount</b>	<b>\$ 3,175,000.00</b>

Category	Frontage (LF)	Extension Amount
w	806.90	\$ 158,455.60
x	10,245.48	1,507,903.59
y	4,092.10	633,616.70
z	2,221.95	71,783.95
<b>TOTAL</b>	<b>17,366.43</b>	<b>\$ 2,371,759.85</b>

Farmington, Utah

September 6, 2016

The City Council of Farmington City, Utah (the "Council"), met in regular public session at the regular meeting place of the Council in Farmington, Utah, on September 6, 2016, at the hour of 7:00 p.m., with the following members of the Council being present:

H. James Talbot	Mayor
John Bilton	Councilmember
Doug Anderson	Councilmember
Cory Ritz	Councilmember
Brigham Mellor	Councilmember
Brett Anderson	Councilmember

Also present:

Holly Gadd	City Recorder
------------	---------------

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this September 6, 2016, meeting a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in writing, was fully discussed, and pursuant to motion duly made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_ adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the Mayor in open meeting and recorded by the City Recorder in the official records of Farmington City, Utah. The resolution is as follows:



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO (A) FINANCE THE COSTS OF CURB, GUTTER, SIDEWALK AND ROADS, ALONG WITH ASPHALT EXTENSIONS FROM THE EXISTING ROAD AND ALL OTHER MISCELLANEOUS WORK NECESSARY TO COMPLETE THE IMPROVEMENTS IN A PROPER AND WORKMANLIKE MANNER; (B) DEFRAID THE COST AND EXPENSES OF SUCH IMPROVEMENTS BY ASSESSMENTS TO BE LEVIED AGAINST THE PROPERTIES BENEFITED BY SUCH IMPROVEMENTS; AND (C) PROVIDE NOTICE OF INTENTION TO DESIGNATE A PROPOSED ASSESSMENT AREA; TO AUTHORIZE SUCH IMPROVEMENTS; AND TO FIX A TIME AND PLACE FOR PROTESTS AGAINST SUCH ASSESSMENT AREA AND ITS ASSESSMENTS; AND RELATED MATTERS.

BE IT RESOLVED by the City Council of Farmington City, Utah (the "Council"), as follows:

Section 1. The Council hereby determines that it will be in the best interest of the City to finance the costs of certain improvements consisting of curb, gutter, sidewalk and roads along with asphalt extension from the existing road to the curb, gutter and sidewalk as well as other miscellaneous work necessary to complete the improvements (collectively, the "Improvements") and to complete the whole in a proper and workmanlike manner according to plans on file in the Office of the City Recorder in Farmington City, Utah. To finance the Improvements, the Council hereby determines that, pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended, (the "Act"), it will be in the best interest of the City to designate an assessment area as provided herein.

Section 2. The proposed assessment area shall be known as the "Farmington City, Utah School Safety Assessment Area" (the "Assessment Area"). A description of the proposed Assessment Area is more particularly described in the Notice of Intention to Designate Proposed Assessment Area set out hereafter.

Section 3. The cost and expenses of the proposed Improvements shall be paid by an assessment (the "Assessment") to be levied against the properties situated within the Assessment Area that are specifically benefited by any of such Improvements, such assessment to be paid in installments over a ten (10) year period from effective date of the assessment ordinance levying the assessment, with interest on the unpaid balance until due and paid. Attached hereto as Exhibit C is a list of the properties within the Assessment Area and the proposed Assessment related to each property.

Section 4. The Council shall hold a public hearing on October 4, 2016 at 7:00 p.m. at the Farmington City Hall at 160 South Main Street in Farmington, Utah to hear all objections related to the Assessment Area as set forth in the Act. Thereafter, written protests, signed by an authorized representative of the property owner, from property owners proposed to be assessed and not wanting their property included within the Assessment Area may be presented and filed in the Office of the City Recorder of the

City, for a period of 60 days after the date of the public hearing. On Tuesday, December 6, 2016 (such date being within 15 days after the date the protest period expires), at 7:00 p.m. at the Farmington City Hall at 160 South Main Street in Farmington, Utah, the Council shall count the written protests filed and calculate whether adequate protests have been filed and hold a public meeting to announce the protest tally and whether adequate protests have been filed. The Council may thereafter adopt a resolution abandoning or creating the proposed Assessment Area depending on whether adequate protests have been filed. The City Recorder is hereby directed to give notice of intention to designate the proposed Assessment Area (the "Notice of Intention") to finance the Improvements. The Notice of Intention shall specify the date of the public hearing and the time within which protests against the proposed assessments may be filed. The Notice of Intention shall be published in the Davis County Clipper, a newspaper of general circulation in the City, said Notice of Intention to be published four times, once during each week for four consecutive weeks, the last publication to be not less than five (5) nor more than twenty (20) days prior to the public hearing date. In addition, the City Recorder shall mail a copy of the Notice of Intention by United States Mail, postage prepaid, to each owner of property to be assessed within the Assessment Area at the last known mailing address of such owner, using for such purpose the names and addresses of said owners appearing on the last completed real property assessment rolls of Davis County, Utah, and, in addition, a copy of the Notice of Intention shall be mailed, postage prepaid, addressed to "Owner" at the street number of each piece of improved property to be affected by the assessment, said Notices to be so mailed not later than ten (10) days after the first publication of the Notice of Intention. If a street number has not been so assigned, then the post office box, rural route number, or any other mailing address of the improved property shall be used for the mailing of the Notice of Intention. Said Notice of Intention shall be in substantially the following form:



## NOTICE OF INTENTION TO DESIGNATE PROPOSED ASSESSMENT AREA

PUBLIC NOTICE IS HEREBY GIVEN that on September 6, 2016, the City Council (the "Council") of Farmington City, Utah (the "City"), adopted a resolution (the "Resolution") declaring its intention to designate the proposed Farmington City, Utah School Safety Assessment Area (the "Assessment Area") to finance the cost of certain improvements consisting of curb, gutter, sidewalk and roads, along with asphalt extension from the existing road to the curb, gutter and sidewalk and all other work necessary to complete such improvements in a proper and workmanlike manner as described herein (the "Improvements") and to levy a special assessment to finance the Improvements (the "Assessment" or "Assessments") as provided in Title 11, Chapter 42, Utah Code Annotated 1953, as amended, (the "Act") on the real property situated within the Assessment Area benefited by such Improvements.

### DESCRIPTION OF PROPOSED ASSESSMENT AREA

The proposed Assessment Area shall include the following properties:

ID	Parcel	Owner	Classification	Frontage (Feet)	Assessment IF	Assessment Amount*	Legal Description
1	84490004	M'GERIDE, PATRICK & SHEPHERY TRUSTEES	2	231.5	45.03	\$10,739.07	ALL OF LOT 1, M'GERIDE SUBDIVISION CONT 0.64700 ACRES ALSO, ALL OF LOT 3, M'GERIDE SUBDIVISION CONT 1.17800 ACRES TOTAL ACREAGE 1.825 ACRES
2	84490002	MEMMOTT, EVELYN & DIANE H	1	5.6	199.0	\$19,221.12	ALL OF LOT 2, M'GERIDE SUBDIVISION CONT 0.50600 ACRES
3	84490004	M'GERIDE, PATRICK & SHEPHERY TRUSTEES	1	184.9	199.6	\$12,452.73	ALL OF LOT 1, M'GERIDE SUBDIVISION CONT 0.64700 ACRES ALSO, ALL OF LOT 3, M'GERIDE SUBDIVISION CONT 1.17800 ACRES TOTAL ACREAGE 1.825 ACRES
4	80760010	EANSBETTER, ALAN E & DIANE F TRUSTEES	1	34.7	199.6	\$73,192.41	BEG AT A PT WHEN 231 FT ALG W 1/4 SEC 24 T3N14W, SLM, & RUN TH N 36°10' E, TH N 89°59'34" W 1791.83 FT TO ELY R/W LINE OF D&P RR, TH S 34°37' E 736.11 FT ALG ELY R/W LINE OF SD RR TO P.C. OF 555.38' FOOT RAD CURVE TO RIGHT WITH A CENTRAL ANGLE OF 1°49', TH ALG ARC OF CT CURVE 163.96 FT (L.C. BEARS S 33°47' E 160.95 FT TO THE PT OF SD CURVE & P.C. OF A 2616.525' FOOT RAD CURVE TO RIGHT WITH A CENTRAL ANGLE OF 2°33'20", TH ALG ARC OF SD CURVE 126.56 FT, TH LEAVING THE RR. R/W, & RUN TH N 89°55'05" E 581.33 FT ALG THE N LINE OF A LANE, TH N 47°13' FT, ML TH S 29°56' E 619.74 FT TO THE POB CONT 22.370 ACRES
5	80760010	ALEXANDER, TED G & LISA TRUSTEES	1	213.9	199.6	\$40,029.14	BEG AT A PT WHEN N 0°03'20" W 31.05 FT FR THE NE COR OF THE NW 1/4 OF SEC 25-T3N14W, SLM, & RUN TH N 40°55' E, TH N 89°40' W 325.00 FT, TH S 200.00 FT, ML TO A PT N 89°40' W OF THE POB, TH S 89°40' E 225.00 FT, ML TO THE POB CONT 1.033 ACRES SUBJECT TO A R/W FOR INGRESS & EGRESS OVER & ACROSS THE S 235' OF SD PTY, ALSO, BEG AT A PT WHEN N 0°03'20" W 231.0 FT & N 89°40' W 225.0 FT, TH S 200.0 FT, ML, TH S 89°40' E 394.0 FT, ML TO A P.C. OF THE POB, TH N 200.0 FT, ML, TO THE POB CONT 1.800 ACRES TOGETHER WITH A DESC R/W TOTAL ACREAGE 2.842 ACRES
6	80760000	WEBSTER, STEWART E & LISA D	1	113.3	199.6	\$22,015.61	BEG AT A PT WHEN S 89°55'05" W 429.74 FT ALG THE SEC LINE FR THE NE COR OF THE NW 1/4 OF SEC 25-T3N14W, SLM, & RUN TH S 0°15'22" E 242.44 FT TO THE NLY LINE OF A 50' FT WIDE STR, TH ALG THE ARC OF A 2073.41' FT RAD CURVE TO THE LEFT A ARC DIST OF 16.65 FT (L.C. BEARS N 85°42'30" E 16.65 FT), TH ALG THE ARC OF A 213.41' FT RAD CURVE TO THE RIGHT A ARC DIST OF 43.40 FT (L.C. BEARS N 84°58'15" E 88.39 FT), TH N 0°15'22" W 269.78 FT, TH N 89°40' W 106.74 FT, TH S 0°03'20" E 34.54 FT TO THE POB CONT 0.67 ACRES
7	80760009	WEBSTER, STEWART E & LISA D	1	15.8	199.6	\$1,099.91	BEG AT A PT N 0°03'20" W 30.05 FT ALG THE 1/4 SEC LINE & N 89°40' W 364.1 FT FR THE 1/4 COR OF SEC 24-T3N14W, SLM, TH N 89°40' W 148.90 FT, TH S 0°15'22" E 293.08 FT, TH N 89°47' E 146.90 FT, TH N 0°15'22" W 292.08 FT TO THE POB LESS TO STREET DEDICATION CONT 0.914 ACRES
8	80760001	HALL, TONY JAMES	1	99.9	199.6	\$15,519.79	BEG AT A PT WHEN N 0°03'20" W 30.05 FT ALG THE 1/4 SEC LINE & TH W LINE OF A 66.0 FT STR & N 89°41' W 364.10 FT FR THE S 1/4 COR OF SEC 24-T3N14W, SLM, & RUN TH S 0°15'22" E 127.08 FT, TH N 89°47' E 100.0 FT, TH N 0°15'22" W 266.41 FT, TH N 89°40' W 99.97 FT TO POB CONT 0.61 ACRES
9	80760000	NIELSEN, JARED & NIKKI	1	99.2	199.6	\$19,919.83	BEG AT THE NE COR OF THE NW 1/4 OF SEC 25-T3N14W, SLM, & RUN TH N 0°03'20" W 31.05 FT ALG THE 1/4 SEC LINE & THE W LINE OF A STR, TH N 89°44' W 264.13 FT, TH S 0°15'22" E 109.0 FT, TH S 89°40' E 264.02 FT TO THE WLY LINE OF SD STR, TH N 0°15'22" W 69.95 FT ALG SD STR TO THE POB CONT 0.61 ACRES
10	80760001	STEED, KENNETH D	1	141.57	199.6	\$26,261.05	BEG AT A PT WHEN S 0°15'22" E 69.95 FT ALG THE W LINE OF 450 WEST STR & N 89°40' W 132.43 FT FR THE NE COR OF THE NW 1/4 OF SEC 25-T3N14W, SLM, & RUN TH S 0°15'22" E 157.60 FT, TH S 89°45'09" W 131.62 FT PARALLEL TO THE N LINE OF SEC 25, TH N 0°15'22" W 153.55 FT, TH S 89°40' E 131.63 FT TO THE POB CONT 0.48 ACRES
11	80760000	STEED, ANNETTE	1	132.53	199.6	\$21,416.75	BEG AT A PT ON THE WLY LINE OF A RD WHEN S 0°15'22" E 69.95 FT ALG THE W LINE OF THE STR FR THE NE COR OF THE NW 1/4 OF SEC 25-T3N14W, SLM, & RUN TH S 0°15'22" E 156.64 FT ALG THE W LINE OF THE STR, TH S 89°45'09" W 132.39 FT PARALLEL TO THE W LINE OF SEC 25, TH N 0°15'22" W 157.60 FT, TH S 89°40'00" E 132.43 FT TO THE POB CONT 0.48 ACRES
12	80760000	JUNG, JOY V & AUGUST L TRUSTEES	1	157.1	199.6	\$31,157.17	BEG AT A PT ON THE S LINE OF A LANE WHEN S 89°57' W 633.98 FT ALG THE SEC LINE & S 0°15'22" E 284.59 FT FR THE N 1/4 COR OF SEC 25-T3N14W, SLM, & RUN TH S 0°15'22" E 300 FT, TH N 89°57' E 161.4 FT, TH N 0°15'22" W 300 FT, TH S 89°57' W 161.4 FT ALG THE S LINE OF SD LANE TO THE POB LESS TO STR DEDICATION CONT 1.09 ACRES
13	80760000	JUNG, JOY V & AUGUST LARRY JR. TRUSTEES	1	37	199.6	\$7,365.11	BEG S 0°15'22" E 484.59 FT FR THE N 1/4 COR OF SEC 25-T3N14W, SLM, TH S 0°15'22" E 100 FT ALG W R/W LINE OF A CO RD, TH S 89°57' W 472.33 FT PARALLEL N LINE OF SEC 25, TH N 0°15'22" W 300 FT TO S LINE OF A LANE, TH N 89°57' E 36.96 FT, TH S 0°15'22" E 200 FT, TH N 89°57' E 435.60 FT TO POB CONT 1.255 ACRES
13a	80760009	JUNG, JOY V & AUGUST LARRY JR. TRUSTEES	1	99	199.6	\$19,760.15	BEG S 0°15'22" E 484.59 FT FR THE N 1/4 COR OF SEC 25-T3N14W, SLM, TH S 0°15'22" E 100 FT ALG W R/W LINE OF A CO RD, TH S 89°57' W 472.33 FT PARALLEL N LINE OF SEC 25, TH N 0°15'22" W 300 FT TO S LINE OF A LANE, TH N 89°57' E 36.96 FT, TH S 0°15'22" E 200 FT, TH N 89°57' E 435.60 FT TO POB CONT 1.255 ACRES
14	85540101	SCOTT CARTER CONSTRUCTION & CUSTOM HOMES INC	1	132.57	199.6	\$21,670.33	ALL OF LOT 101, PARKWALK DOWNS SUBDIVISION CONT 0.47800 ACRES
15	85540102	SCOTT CARTER CONSTRUCTION & CUSTOM HOMES INC	1	108.47	199.6	\$21,650.34	ALL OF LOT 102, PARKWALK DOWNS SUBDIVISION CONT 0.47800 ACRES
16	85540103	SCOTT CARTER CONSTRUCTION & CUSTOM HOMES INC	1	108.47	199.6	\$21,650.34	ALL OF LOT 103, PARKWALK DOWNS SUBDIVISION CONT 0.47800 ACRES
17	85540104	CARLSON, JAMES D	1	108.97	199.6	\$21,750.14	ALL OF LOT 104, PARKWALK DOWNS SUBDIVISION CONT 0.48500 ACRES
18	80760030	PARSELL, JAMES C. TRUSTEE	1	103.14	199.6	\$20,586.49	BEG ON THE W LINE OF A RD AT A PT S 0°15'22" E 584.59 FT FR THE N 1/4 COR OF SEC 25-T3N14W, SLM, & RUN TH S 0°15'22" E 100.0 FT ALG THE W LINE OF SD RD, TH S 89°57' W 762.98 FT PARALLEL TO THE N LINE OF SD SEC, TH N 0°15'22" W 100.0 FT, TH N 89°57' E 762.96 FT TO THE POB CONT 1.75 ACRES TOGETHER WITH 1/2 INT IN EXISTING WELL



ID	Parcel	Owner	Classification	Frontage (feet)	Assessment LT	Assessment Amount	Legal Description
19	83770031	FRANCIS LONE & LINDA B	1	94.55	199.6	\$19,756.17	BEG ON THE W LINE OF A RD AT A PT S 0°15'25" E 684.59 FT FR THE N 1/4 COR. OF SEC 25 T3N R1W SLM, & RUN TH S 0°15'25" E 100.0 FT ALG THE W LINE OF SD RD, TH S 89°57' W 761.96 FT PARALLEL TO THE N LINE OF SEC 25, TH N 0°15'25" W 100.0 FT, TH N 89°57' E 762.96 FT TO THE POB. CONT. 1.75 ACRES
20	83770034	CARLSEN DELEH TRAD TRUSTEE	1	97.1	199.6	\$19,310.92	BEG AT A PT S 0°15'25" E 784.59 FT FR N 1/4 COR. OF SEC 25 T3N R1W SLM, RUN TH S 0°15'25" E 100.0 FT ALG W LINE OF A COUNTY RD, TH S 89°57' W 270.76 FT, TH N 0°15'25" W 100.0 FT PARALLEL TO SD RD, TH N 89°57' E 270.76 FT PARALLEL TO N SEC LINE TO POB. CONT. 0.621 ACRES
21	83770034	HOWES, JAMES & MARY L	1	132	199.6	\$25,348.87	BEG AT A PT WHICH IS S 0°17'25" E 884.59 FT FR THE N 1/4 COR. OF SEC 25 T3N R1W SLM, & RUN TH S 0°17'25" E 100.0 FT ALG W LINE OF A COUNTY RD, TH S 89°57' W 270.76 FT, TH N 0°15'25" W 100.0 FT PARALLEL TO SD RD, TH N 89°57' E 270.76 FT PARALLEL TO N SEC LINE TO POB. CONT. 0.621 ACRES
22	83770034	TAT TRAVIS C & EATON K	1	122.8	199.6	\$24,510.57	BEG AT A PT S 0°15'25" E 1016.59 FT FR N 1/4 COR. OF SEC 25 T3N R1W SLM, RUN TH S 0°15'25" E 118.1 FT ALG W LINE OF A CORN, TH S 89°57' W 762.96 FT PARALLEL TO N LINE OF SD SEC, TH S 0°15'25" E 150.0 FT, TH S 89°57' W 56.52 FT TO ELY LINE OF RR, TH N 10°43' W 54.5 FT ALG SD R/W, TH N 160.56 FT ALG ARC OF A 553.15 FT RAD CURVE TO LEFT ALG SD R/W ALG ARC OF A 314.825 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 1°09'10", TH N 89°57' E 513.65 FT TO POB. CONT. 2.818 ACRES
23	83770037	ELLIS CHARLA COLLEY TRUSTEE	1	151.3	199.6	\$19,196.19	BEG S 0°15'25" E 1134.59 FT FR N 1/4 COR. SEC 25 T3N R1W SLM, TH S 0°15'25" E 120.0 FT ALG THE W F W LINE OF CO FL, TH S 89°57' W 762.96 FT PARALLEL TO THE N LINE OF SEC 25, TH N 0°15'25" W 150.0 FT, TH N 89°57' E 762.96 FT TO THE POB. CONT. 1.627 ACRES
24	83770038	ELLIS CHARLA COLLEY TRUSTEE	1	129.1	199.6	\$25,745.04	BEG S 0°15'25" E 1284.59 FT FR THE N 1/4 COR. OF SEC 25 T3N R1W SLM, TH S 0°15'25" E 129.81 FT ALG THE W F W LINE OF A COUNTY RD, TH S 89°57' W 371.50 FT, TH N 0°15'25" W 129.81 FT, TH N 89°57' E 371.50 FT TO THE POB. CONT. 1.125 ACRES
25	83770037	SHAFER, D C GLASCO & DEBBIE S	1	103.95	199.6	\$25,746.37	BEG S 0°15'25" E 1414.40 FT FR N 1/4 COR. SEC 25 T3N R1W SLM, TH S 0°15'25" E 120.0 FT ALG THE W F W LINE OF A CO RD, TH S 89°57' W 762.96 FT PARALLEL TO THE N LINE OF SEC 25, TH N 10°43' W 101.76 FT ALG THE E R/W FENCE OF RR, TH N 89°57' E 835.51 FT TO THE POB. CONT. 1.897 ACRES
26	83770038	BALL JONATHAN L & EATON K	1	97.25	199.6	\$19,470.82	BEG S 0°15'25" E 1514.40 FT FR N 1/4 COR. SEC 25 T3N R1W SLM, TH S 0°15'25" E 120.0 FT ALG THE W F W LINE OF CO RD, TH S 89°57' W 762.96 FT PARALLEL TO THE N LINE OF SEC 25, TH N 10°43' W 101.76 FT ALG THE E R/W FENCE OF THE RR, TH N 89°57' E 835.51 FT TO THE POB. CONT. 1.897 ACRES
27	83770039	WILSON, CHARLES T & EBORAH A	1	99.15	199.6	\$19,760.69	BEG S 0°15'25" E 1614.4 FT FR N 1/4 COR. SEC 25 T3N R1W SLM, TH S 0°15'25" E 107.0 FT, TH S 89°57' W 762.96 FT PARALLEL TO 1/4 SEC LINE TO E R/W FENCE OF THE D&G RR, TH N 10°43' W 101.76 FT ALG SD R/W, TH N 89°57' E PARALLEL THE 1/4 SEC LINE 762.96 FT TO THE POB. CONT. 1.81 ACRES
28	83770039	KAY, MURIEL BRENTON & MELINDA	1	99.56	199.6	\$19,871.93	BEG S 0°15'25" E 1714.4 FT FR N 1/4 COR. SEC 25 T3N R1W SLM, TH S 0°15'25" E 100.0 FT ALG THE W LINE OF CO RD, TH S 89°57' W 761.62 FT PARALLEL TO THE N LINE OF SEC 25, TO THE ELY R/W FENCE OF THE RR, TH N 10°43' W ALG THE ELY R/W FENCE OF RR 101.76 FT, TH N 89°57' E 762.96 FT TO THE POB. CONT. 1.770 ACRES
29	83770039	FRANVIN, STEPHEN & LORRAINE J	1	229.4	199.6	\$59,759.59	BEG AT A PT WHICH IS S 0°15'25" E 1814.4 FT FR THE N 1/4 COR. OF SEC 25 T3N R1W SLM, & RUN TH S 0°15'25" E 100.0 FT ALG THE W LINE OF A CO RD, TH S 89°57' W 763.15 FT PARALLEL TO THE N LINE OF SEC 25 TO THE ELY R/W FENCE OF THE RR, TH N 10°43' W ALG THE ELY R/W FENCE OF THE RR 101.76 FT, TH N 89°57' E 761.62 FT TO THE POB. CONT. 1.727 ACRES. ALSO: BEG ON THE W LINE OF A RD AT A PT S 0°15'25" E 2014.4 FT FR THE N 1/4 COR. OF SEC 25 T3N R1W SLM, & RUN TH S 0°15'25" E 100.0 FT ALG THE W LINE OF SD RD, TH S 89°57' W 212.1 FT, TH N 0°15'25" W 100.0 FT, TH N 89°57' E 212.1 FT TO THE POB. CONT. 0.50 ACRES. ALSO: BEG ON THE W LINE OF A RD AT A PT S 0°15'25" E 1914.4 FT FR THE N 1/4 COR. OF SEC 25 T3N R1W SLM, & RUN TH S 0°15'25" E 100.0 FT ALG THE W LINE OF SD RD, TH S 89°57' W 212.1 FT, TH S 89°57' W 488.4 FT, & TO THE ELY R/W LINE OF THE D&G RR, TH N 10°43' W 203.4 FT ALG SD R/W, TH N 89°57' E 743.15 FT, & TO THE POB. CONT. 2.82 ACRES. TOTAL ACRES: 5.647 ACRES
30	83770025	ASAY, KARL ROBERTS & KAREN G. TRUSTEES	1	391.3	199.6	\$78,102.51	BEG S 0°15'25" E 2114.4 FT FR N 1/4 COR. OF SEC 25 T3N R1W SLM, TH S 0°15'25" E 293.5 FT TO A PT WHICH IS N 0°28'15" W 140.2 FT ALG THE 1/4 SEC LINE & N 88°28' W 93.7 FT FR CENTER OF SEC 25, TH N 88°28' W 637.00 FT ALG THE OLD FENCE LINE, TH N 10°43' W 382.8 FT ALG THE ELY FENCE OF THE RR, TH N 89°57' E 704.2 FT TO THE POB. CONT. 5.922 ACRES
31	83790023	MCCLOSKEY, PATRICIA M & SUSAN	1	114.9	199.6	\$22,933.75	BEG AT A PT WHICH IS S 0°29'51" E 234.6 FT ALG THE 1/4 SEC LINE & N 89°10'47" W 143.90 FT ALG THE S LINE OF GLOVERS LANE FROM THE NE COR. OF THE SW 1/4 OF SEC 25 T3N R1W SLM, & RUN TH S 0°29'51" E 330.0 FT ALG THE EXIST FENCE LINE, TH N 89°57' W 115.0 FT, TH N 0°29'51" W 230.0 FT TO THE S LINE OF GLOVERS LANE, TH S 89°57' E 115.00 FT ALG THE S LINE OF GLOVERS LANE TO THE POB. CONT. 0.87 ACRES
33	83790008	SANCHEZ, FRED M & JENNIFER M	1	126	199.6	\$23,951.70	BEG ON N LINE OF GLOVERS LANE AT A PT 204.6 FT S & 21.9 FT W ALG SD N LINE FR NE COR. OF SW 1/4 SEC 25 T3N R1W SLM, SD PT BEING ON THE WLY LINE OF A FRONTAGE ROAD AS DESCRIBED IN 423-526 AT A PT 24 FT PERP. DISTANT WLY FR CENTER LINE OF SD FRONTAGE ROAD, TH W 122 FT ALG N LINE OF GLOVERS LANE TO A PT ON AN EXIST FENCE LINE, TH S 330 FT ALG SD FENCE LINE, TH E 127 FT TO WLY LINE SD FRONTAGE ROAD, TH N 126.2 FT ALG ARC OF 384.3 72 FT RAD CURVE TO RIGHT ALG SD WLY LINE, TH N 0°18'54" E 69 FT ALG SD WLY LINE TO POB. CONT. 0.94 ACRES

ID	Parcel	Owner	Classification	Frontage (feet)	Assessment LT	Assessment Amount	Legal Description
34	8060076	MARTIN CAROL LYNN-FRUITEE	1	101.2	199.6	\$21,596.45	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.43 FT ALG THE S LINE & N 89°52' W 2373.90 FT ALG THE CENTER LINE OF SD LANE & S 0°08' W 23 FT FR THE NE COR OF SEC 14 OF SEC 25-T3N-R1W, SLM. & RUN TH N 89°52' W 10.00 FT ALG THE S LINE OF SD LANE TH S 89°52' W 111.70 FT, M/L TO E LINE OF PTY CONV TO STATE ROAD COMMISSION IN BK 447 PG 111, TH N 335.60 FT, M/L TO S LINE OF GLOVER'S LANE TH S 89°52' E 111.70 FT, M/L, ALG SD LINE TO THE POB. CONT 0.864 ACRES (NOTE THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
35	8060308	GARDNER, EMMA D & LANCE T	1	191.3	199.6	\$23,192.21	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.43 FT ALG THE S LINE & N 89°52' W 2373.90 FT ALG THE CENTER LINE OF SD LANE & S 0°08' W 23 FT FR THE NE COR OF SEC 14 OF SEC 25-T3N-R1W, SLM. & RUN TH N 89°52' W 10.00 FT ALG THE S LINE OF SD LANE TH S 89°52' W 435.60 FT ALG A FENCE LINE, TH S 89°52' E 100 FT, TH N 0°08' E 435.60 FT ALG ANOTHER FENCE LINE TO POB. CONT 1.00 ACRES
36	8076066	CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	1	150	199.6	\$29,535.63	BEG AT A PT WH IS S 89°48'10" W (W) 2214.46 FT ALG THE 1/4 SEC LINE, S 1°12'15" W 141.68 FT, N 89°34' W 400.0 FT & N 1°12'15" E 444.84 FT FR THE NE COR OF THE 1/4 OF SEC 25-T3N-R1W, SLM. & RUN TH N 1°12'15" E 208.72 FT, M/L TO THE NW COR OF GRANTORS PARCEL DESCR ABOVE, TH S 89°34' E 208.72 FT ALG THE NLY OWNERSHIP LINE OF SD PARCEL, TH S 1°12'15" W 208.72 FT, TH N 89°34' W 208.72 FT TO THE POB. CONT 1.00 ACRES
37	8076596	WESTGLEN CORPORATION	3	581	217.89	\$125,116.50	BEG 1 CHAIN, 4 1/2 CHAINS SFF NW COR OF NE 1/4 OF SEC 25-T3N-R1W, SLM, TH S 754.60 FT, M/L TO A PT ON THE N LINE OF PTY CONV 05 12/06/06 AS E#220011/ BK 411 PG 130, TH ALG SD LINE N 69°39'57" E 285.27 FT, TH N 40°28'47" E 344.55 FT, TH N 62°13'52" E 500.56 FT, TH N 73°22'29" E 65.01 FT, TH N 16°37'51" W 11.21 FT, TH N 72°02'09" E 60.00 FT & N 73°02'19" E 100.00 FT, TH S 16°57'41" E 9.80 FT TO THE NW COR LOT 501 MILLER MEADOWS SUB PHASE 5, A CONSERVATION SUB, TH ALG SD SUB THE FOLLOWING 3 CALLS: N 70°34'54" E 90.73 FT, S 89°12'59" E 110.06 FT, S 73°44'57" E 110.79 FT, TH N 317.87 FT, TH W 20.20 CHAINS TO BEG LESS & EXCEPT BEG AT A PT ON THE E LINE OF TIPPET'S LANE, SFF BEG ON N 89°54'59" E 64.05 FT ALG THE S LINE TO THE E LINE OF TIPPET'S LANE & S 0°10'00" E 371.66 FT ALG THE E LINE OF TIPPET'S LANE, TH N 1/4 COR OF SEC 25-T3N-R1W, SLM. & RUN TH N 89°54'59" E 220.0 FT, TH S 0°10'00" E 100.00 FT, TH S 89°54'59" W 220.00 FT TO THE E LINE OF TIPPET'S LANE, TH N 0°10'00" W 100.00 FT ALG THE E LINE OF TIPPET'S LANE TO THE POB. ALSO LESS & EXCEPT THAT PTY CONV IN SPECIAL WARRANTY DEED RECORDED 04/26/2016 AS E#2354452 BK 650 PG 334 DESCR AS FOLLOWS: PROPOSED MILLER MEADOWS PHASE 6, MOPE PARTLY DESCR AL FOLLOWS: BEG AT A PT WH IS S 0°29'51" E 257.30 FT ALG THE 1/4 SECTION LINE & E 788.59 FT FR THE N 1/4 COR OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°50'04" E 105.43 FT, TH S 78°34'21" E 56.11 FT, TH E 119.21 FT, TH N 49°49'41" E 63.12 FT, TH S 16°58'21" E 170.43 FT, TH S 89°42'16" E 113.67 FT, TH N 29°48'19" E 25.74 FT, TH S 16°37'21" E 310.19 FT ALG THE W LINE OF THE LEGACY HWY 1/4 TO THE NE COR OF LOT 504 OF MILLER MEADOWS SUB PHASE 5, TH ALG THE N ENDRY OF SD PHASE 5 IN THE FOLLOWING FOUR COURSES: (1) S E 1°47'03" W 139.62 FT, (2) N 73°44'57" W 158.96 FT, (3) N 83°21'59" W 120.06 FT, (4) S 76°38'34" W 90.73 FT, TH N 16°37'41" W 9.80 FT, TH S 73°44'57" W 155.00 FT ALG THE EXT N ENDRY OF MILLER MEADOWS PHASE 5, TH ALG THE N ENDRY OF SD PHASE 5 IN THE FOLLOWING TWO COURSES: (1) S 16°37'41" E 11.21 FT, (2) S 73°42'19" W 65.60 FT, TH N 30°48'46" W 53.17 FT, TH N 61°16'52" E 109.96 FT, TH N 9°50'06" W 55.32 FT ALG THE S LINE OF TIPPET'S LANE, SFF BEG N 89°54'59" E 64.05 FT ALG THE S LINE OF TIPPET'S LANE & S 0°10'00" E 371.66 FT ALG THE E LINE OF TIPPET'S LANE FR THE N 1/4 COR OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°54'59" E 220.00 FT, TH S 0°10'00" E 100.00 FT, TH S 89°54'59" W 220.00 FT TO THE E LINE OF TIPPET'S LANE, TH N 0°10'00" W 100.00 FT ALG THE E LINE OF TIPPET'S LANE TO THE POB. CONT 0.50 ACRES
38	8077026	RISBY, RONALD E & KAREN	1	98.9	217.89	\$21,366.73	BEG AT A PT ON THE E LINE OF TIPPET'S LANE, SFF BEG N 89°54'59" E 64.05 FT ALG THE S LINE OF TIPPET'S LANE & S 0°10'00" E 371.66 FT ALG THE E LINE OF TIPPET'S LANE FR THE N 1/4 COR OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°54'59" E 220.00 FT, TH S 0°10'00" E 100.00 FT, TH S 89°54'59" W 220.00 FT TO THE E LINE OF TIPPET'S LANE, TH N 0°10'00" W 100.00 FT ALG THE E LINE OF TIPPET'S LANE TO THE POB. CONT 0.50 ACRES
39	8078082	WESTGLEN CORPORATION	1	59.5	217.89	\$12,964.17	BEG 1/2 LINE E & S 266.00 FT FR NW COR OF NE 1/4 OF SEC 25-T3N-R1W, SLM, TH E 724.53 FT, M/L TO THE W LINE OF PTY CONV IN SPECIAL WARRANTY DEED RECORDED 04/26/2016 AS E#2354452 BK 650 PG 334, TH ALG SD LINE THE FOLLOWING COURSE: S 0°10'00" E 60.86 FT, M/L TO THE S LINE OF THIS PTY AS CONV IN TAX DEED RECORDED 05/31/2008 AS E#2358955 BK 454 PG 47 TO THE POB. CONT 1.21 ACRES (NOTE THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
40	8078094	BULLING, TY KENT & GAYLENE	1	136.8	199.6	\$27,304.94	BEG AT A PT 96 LINES E & S 114.00 FT FR THE NW COR OF THE NE 1/4 OF SEC 25-T3N-R1W, SLM. & RUN TH S 137.92 FT, TH E 315.84 FT, TH N 137.92 FT, TH W 315.84 FT TO THE POB. CONT 1.0 ACRE



ID	Parcel	Owner	Classification	Frontage (feet)	Assessment (per)	Assessment Amount	Legal Description
41	8701082	WESTOLICH CORPORATION	3	39.3	217.8	112,966.17	BEG AT A PT. WHERE N 89°54'08" E 752.76 FT. ALG THE SECLINE FR. THE S 1/4 COR. OF SEC 24-T3N-R1W, SLM. & RUN TH N 132°06' FT. TH N 89°54'05" E 889.30 FT. TO THE OLD FENCE LINE & DITCH. TH S 45°08'15" W 48.20 FT. ALG THE OLD FENCE, TH S 77°18'29" W 42.95 FT. ALG THE OLD FENCE, TH S 83°23'11" W 63.80 FT. ALG THE OLD FENCE, TH S 12°43'22" W 52.80 FT. ALG THE OLD FENCE, TH S 18°48'12" W 192.99 FT. ALG THE OLD FENCE, TH S 89°23'47" W 109.89 FT. M/L. ALG THE FENCE TO A PT. ON THE N 1/4 LINE OF PTY. CO. IN SPECIAL WARRANTY DEED RECORDED 06760316 AS EA 894652 BY: 65010334, TH ALG SD PTY THE FOLLOWING SEVEN COURSES: N 85°42'16" W 25.10 FT. & N 76°58'17" W 170.63 FT. & S 48°04'41" W 59.57 FT. & W 129.99 FT. M/L. TO A PT. ON N 1/4 LINE SD PTY & N 78°54'21" W 47.84 FT. & S 89°00'04" W 105.43 FT. & S 71°00'00" E 10.26 FT. TH S 89°23'47" W 46.45 FT. TH N 17°52' FT. TH W 315.84 FT. TH N 10°10' W 61.63 FT. ALG THE E LINE OF 650 WEST ST. TH E 66°54' FT. TH N 74°47' FT. TO THE POB. LESS & EXCEPT THEREOF THAT PORTION CONV. TO THE UDOT BY (CONTROLLED ACCESS) WARRANTY DEED # 1667961 BY: 2828 PG 44 AS FOLLOWS: A PARCEL OF LAND IN FILE FOR A FREEWAY KNOWN AS PROJECT NO 0667, BEING PART OF AN ENTIRE TRACT OF PTY. SIT. IN THE NE 1/4 OF THE NE 1/4 OF SEC 25 & THE SE 1/4 OF THE SE 1/4 OF SEC 24-T3N-R1W, SLM. DESCRIBED AS FOLLOWS: BEGIN THE N 1/4 BNDY LINE OF SD ENTIRE TRACT, WHICH IS IN AN OLD FENCE LINE OF RECORD, AT A PT. 191.27 FT. PERFLY DISTANT WLY FR. THE 1/4 COR. CONTROL LINE OF SD PROJECT, WHICH IS 732.76 FT. N 89°56'05" E (EQUALS HWY 89°59'27" E) ALG THE SECLINE 194.6' FT. N (EQUALS HWY N 00°27" E) TO SD OLD FENCE LINE & (15.78 FT. N 89°11'20" E (EQUALS HWY N 89°37'50" E) ALG SD OLD FENCE LINE FR. THE S 1/4 COR. OF SEC 24-T3N-R1W, SLM. & ASKED WITH A CO. BEAST CAP. & RUN TH S 16°37'51" E (HWY BEARING) 373.31 FT. TO THE ELY BNDY LINE OF SD ENTIRE TRACT WHICH IS THE OLD FENCE & DITCH LINE OF RECORD, THEN ELY ALG SD ELY BNDY LINES (ADJ. TO THE PTY TO THE E) THE FOLLOWING FIVE (5) HWY COURSES & DIST. (1) N 20°28'14" E 83.74 FT. TH (2) N 28°23'54" E 82.10 FT. TH (3) N 55°06'54" E
42	8701049	DECEAIA, DENA & DOUGLAS	3	131.5	199.6	126,470.07	BEG AT A PT. E 66 FT. & 57.94 FT. N OF THE S 1/4 COR. OF SEC 24-T3N-R1W, SLM. & RUN TH S 131°04' FT. ALG THE E LINE OF A RD. TH E 330.50 FT. TH N 131°04' FT. TH W 330.50 FT. TO THE POB. TOGETHER WITH A DESCR. RW. CONT. 1.00 ACRE
43	89870181	HC JAIN, ERIC S & NATALIE TRUSTEES	1	131.9	199.6	126,326.91	BEG AT A PT. ON THE E LINE OF AN EXIST. STR. & ON EXIST. FENCE LINE WHICH IS 66 FT. & 189.87 FT. N OF THE S 1/4 COR. OF SEC 24-T3N-R1W, SLM. & RUN TH S 131°04' FT. ALG THE E LINE OF A STR. TH E 330.50 FT. TH N 131°04' FT. TO THE EXIST. FENCE LINE, TH S 89°12'24" W 330.50 FT. M/L. TO THE POB. TOGETHER WITH A DESCR. RW. CONT. 1.00 ACRE
44	8701074	EVANDHAM, MARY ANN TRUSTEE	3	206	199.6	130,919.53	BEG. CHAINS HWY SW. COR. OF LOT 1 BLK 12, PLAT. B, FARMINGTON TNS. SURVEY, & RUN TH E 16.50 CHAINS, TH N 70° CHAINS, TH W 10.50 CHAINS, TH S 30 CHAINS TO POB. CONT. 3.15 ACRES
45	8967002	MONTOYA, ALICE TRUSTEE	1	106.9	199.6	110,739.39	BEG AT A PT. ON THE E LINE OF A RD. WHICH IS N 00°11'0" E 650.4 FT. ALG 1/4 SEC LINE & E 66 FT. ELY 1/4 COR. OF SEC 24-T3N-R1W, SLM. & RUN TH N 0°11'0" E 106 FT. TH N 89°52' E 217.8 FT. TH S 0°11'0" W 100 FT. TH S 89°52' W 217.8 FT. TO POB. CONT. 0.50 ACRES
46	8987015	PLANI, NIEL L & JILLIE V. TRUSTEES	1	99.1	199.6	119,780.11	BEG ON E LINE OF A PT. WHERE N 0°11'0" E 750.4 FT. ALG 1/4 SEC LINE & E 66 FT. FR. S 1/4 COR. OF SEC 24-T3N-R1W, SLM. RUN TH N 0°11'0" E 106 FT. ALG SD RD. TH N 89°52' E 217.8 FT. TH S 0°11'0" W 100 FT. TH S 89°52' W 217.8 FT. TO POB. CONT. 0.50 ACRES
47	8987005	JENSEN, SUZANNE RAE AND OLSEN, JAMES C & DALLAS E	2	100.7	46.43	14,075.42	BEG AT A PT. ON THE E LINE OF A RD. WHICH IS N 0°11'0" E 650.4 FT. ALG THE 1/4 SEC LINE & E 66 FT. FR. THE S 1/4 COR. OF SEC 24-T3N-R1W, SLM. TH N 0°11'0" E 106 FT. TH N 89°52' E 217.8 FT. TH S 0°11'0" W 100 FT. TH S 89°52' W 217.8 FT. TO THE POB. CONT. 0.50 ACRES
48	8987011	TAM, GREG & SUSAN TRUSTEES	1	99.1	46.43	14,075.42	BEG AT A PT. N 0°11'0" E 990 FT. & 66 FT. ELY THE 1/4 COR. OF SEC 24-T3N-R1W, SLM. & RUN TH N 0°11'0" E 60.4 FT. M/L. PARALLEL TO THE E LINE OF A & FT. STR. TH N 89°52' E 217.8 FT. TO THE NW COR. OF PTY. CONV. IN 762.5' E 100 FT. N 0°11'0" W 100.4 FT. M/L. TH S 89°52' W 217.8 FT. M/L. TO FT. S OF REG. TH N 40 FT. M/L. TO THE POB. CONT. 0.50 ACRES
49	8707042	WILLIAMS, BOBNEY TRUSTEE	2	217.1	46.43	110,079.78	BEG ON E LINE OF A FRONTAGE RD. 400 FT. PERFLY DISTANT ELY FR. CENTER SUZY LINE THEREOF AT A PT. S 0°11'0" W 1312.30 FT. ALG 1/4 SEC LINE & E 89.82 FT. FR. CENTER OF SEC 24-T3N-R1W, SLM. & RUN TH N 89°52' E 200.00 FT. TH N 0°18'42" W 109.80 FT. TO N LINE OF A 60.37 FT. STR. TH S 89°52' W 200.00 FT. ALG SD STR. TH N 0°18'42" E 217.80 FT. ALG SD RD. TO POB. CONT. 1.00 ACRE
50	89870146	PETERSEN, JAY & CHERIE	2	130.8	46.43	150,115.50	BEG AT A PT. WHERE S 0°11'0" W 1312.30 FT. ALG THE 1/4 SEC LINE & E 89.82 FT. FR. THE CENTER OF SEC 24-T3N-R1W, SLM. & RUN TH N 89°52' E 200.00 FT. TH N 0°18'42" W 109.80 FT. TH S 89°52' W 200.00 FT. TH S 0°18'42" W 109.80 FT. ALG THE ELY LINE OF A STR. TO THE POB. CONT. 0.50 ACRES
51	8987047	VALENTINE, DALL & SHERIDAN TRUSTEES	1	188.5	46.43	15,037.57	BEG ON E LINE OF A STR. AT A PT. S 0°11'0" W 1299.4 FT. ALG 1/4 SEC LINE & E 89.82 FT. FR. CENTER OF SEC 24-T3N-R1W, SLM. TH N 89°52' E 200 FT. TH N 0°18'42" E 109.80 FT. TH S 89°52' W 200 FT. TO E LINE OF SD STR. TH S 0°18'42" W 109.80 FT. ALG SD STR. TO POB. CONT. 0.50 ACRES
52	89870039	BANK OF AMERICA	2	108.9	46.43	15,016.14	BEG AT A PT. WHERE S 0°11'0" W 585.75 FT. ALG THE 1/4 SEC LINE & E 90.85 FT. FR. THE CENTER OF SEC 24-T3N-R1W, SLM. TH S 0°18'42" W 108.76 FT. ALG THE ELY LINE OF A STR. TH N 89°52' E 401 FT. TH N 0°13' W 108.76 FT. ALG THE FENCE LINE, TH S 89°52' W 400 FT. TO THE POB. CONT. 1.00 ACRES
53	8987034	EXCHANGE INVESTMENTS LLC	1	106.9	46.43	14,963.28	BEG AT SW COR. PTY. DESCRIBED IN 583-228 ON THE E LINE OF A FRONTAGE RD. 40 FT. PERFLY DISTANT ELY FR. CENTER LINE THEREOF AT A PT. S 0°11'0" W 276.73 FT. ALG 1/4 SEC LINE & E 92.03 FT. M/L. FR. CENTER SEC 24-T3N-R1W, SLM. TH S 0°18'42" W 109 FT. M/L. ALG THE E LINE OF SD RD. TO THE NW COR. OF PTY. CONV. IN 733-540, TH N 89°52' E 400 FT. ALG SD ELY LINE OF SD PTY. TH N 109 FT. M/L. TO A PT. WHERE N 89°52' E OF THE POB, TH S 89°52' W 399 FT. TO THE POB. CONT. 1.00 ACRES
54	89870033	HOKES, SHADINQU	2	111.25	46.43	15,165.25	BEG ON E LINE OF A FRONTAGE RD. 40 FT. PERFLY DISTANT ELY FR. CENTER LINE THEREOF AT A PT. S 0°11'0" W 767.55 FT. ALG 1/4 SEC LINE & E 92.03 FT. FR. CENTER OF SEC 24-T3N-R1W, SLM. & TH S 0°18'42" W 109.80 FT. ALG E LINE OF SD RD. TH N 89°52' E 399 FT. TH N 0°18'42" E 109.80 FT. TH S 89°52' W 399 FT. TO POB. CONT. 1.00 ACRE
55	89870175	CHRP PROPERTIES LLC	2	109.1	46.43	15,065.42	BEG AT A PT. ON THE E LINE OF A CO. RD. WHERE S 0°11'0" W 230.82 FT. ALG THE 1/4 SEC LINE, E 94.82 FT. & S 0°18'42" W 437.49 FT. FR. THE CENTER OF SEC 24-T3N-R1W, SLM. & RUN S 0°18'42" W 109.25 FT. ALG THE E LINE OF SD CO. RD. TH N 89°52' E 199.50 FT. TH N 0°18'42" E 109.25 FT. TH S 89°52' W 199.50 FT. TO THE POB. CONT. 0.50 ACRES

ID	Parcel	Owner	Classification	Frontage (feet)	Assessment (11)	Assessment Amount	Legal Description
50	8376174	KENDARD JOSEPH C & DEBRA H	2	103.3	46.43	\$5,074.71	SECON THE E LINE OF A COUNTY RD, WHICH IS S 0°11'0" W 220.82 FT ALG THE N 1/4 SECTION & E 94.82 FT E 0°18'42" W 328.0 FT FR THE CENTER OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 247.18 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 178.55 FT ALG SD R/W, TH N 89°51'30" W 247.18 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 353.78 FT ALG THE E LINE OF SD STR TO THE POB. CONT 1.04 ACRES
51	8376131	PETERSEN, DAVID L & CHRISTINE I	2	126.3	46.43	\$5,046.85	SECON THE E LINE OF A COUNTY RD, WHICH IS S 0°11'0" W 220.82 FT ALG THE N 1/4 SECTION & E 94.82 FT E 0°18'42" W 328.0 FT FR THE CENTER OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 247.18 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 178.55 FT ALG SD R/W, TH N 89°51'30" W 247.18 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 353.78 FT ALG THE E LINE OF SD STR TO THE POB. CONT 1.04 ACRES
52	8376132	MAXFIELD, KELLY & ANNETTE TRUSTEES	2	109.3	46.43	\$5,093.23	SECON THE E LINE OF A COUNTY RD AT A PT S 0°11'0" W 220.82 FT ALG THE N 1/4 SECTION & E 94.82 FT E 0°18'42" W 328.0 FT FR THE CENTER OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 247.18 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 178.55 FT ALG SD R/W, TH N 89°51'30" W 247.18 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 353.78 FT ALG THE E LINE OF SD STR TO THE POB. CONT 1.04 ACRES
53	8376135	CARL LLOYD & SANDRA JIM TRUSTEES	2	112.3	46.43	\$5,232.57	SECON THE E LINE OF A COUNTY RD AT A PT S 0°11'0" W 220.82 FT ALG THE N 1/4 SECTION & E 94.82 FT E 0°18'42" W 328.0 FT FR THE CENTER OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 247.18 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 178.55 FT ALG SD R/W, TH N 89°51'30" W 247.18 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 353.78 FT ALG THE E LINE OF SD STR TO THE POB. CONT 1.04 ACRES
54	8376197	STEVENS, CLYDE W & CAROLYN	2	254.4	46.43	\$11,411.53	SECON THE E LINE OF A COUNTY RD AT A PT S 0°11'0" W 220.82 FT ALG THE N 1/4 SECTION & E 94.82 FT E 0°18'42" W 328.0 FT FR THE CENTER OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 247.18 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 178.55 FT ALG SD R/W, TH N 89°51'30" W 247.18 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 353.78 FT ALG THE E LINE OF SD STR TO THE POB. CONT 1.04 ACRES
55	8376205	HUGHES, JOEL & MARY	2	92.4	195.6	\$7,330.84	LOT 1 BEG AT A PT N 0°07'49" W 528.0 FT ALG THE E LINE & N 89°51'30" W 153.32 FT TO THE E LINE OF A STR & N 0°17'07" E 490.72 FT ALG SD STR FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 494.11 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 231.60 FT ALG SD R/W, TH N 89°51'30" W 345.82 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 204.43 FT ALG SD STR TO THE POB. CONT 2.00 ACRES
56	8376206	MCCOY, CARL & VERA W	2	142.3	195.6	\$22,460.31	LOT 2 BEG AT A PT N 0°07'49" W 528.0 FT ALG THE E LINE & N 89°51'30" W 153.32 FT TO THE E LINE OF A STR & N 0°17'07" E 490.72 FT ALG SD STR FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 494.11 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 231.60 FT ALG SD R/W, TH N 89°51'30" W 345.82 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 204.43 FT ALG SD STR TO THE POB. CONT 2.00 ACRES
57	8376257	MCCOY, WENDY W & GARY L	2	203	195.6	\$43,518.30	LOT 3 BEG AT A PT N 0°07'49" W 528.0 FT ALG THE E LINE & N 89°51'30" W 153.32 FT TO THE E LINE OF A STR & N 0°17'07" E 490.72 FT ALG SD STR FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 494.11 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 231.60 FT ALG SD R/W, TH N 89°51'30" W 345.82 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 204.43 FT ALG SD STR TO THE POB. CONT 2.00 ACRES
58	8376265	FAIRBANKS, CHELY A	2	155.9	195.6	\$31,117.25	LOT 4 BEG AT A PT N 0°07'49" W 528.0 FT ALG THE E LINE & N 89°51'30" W 153.32 FT TO THE E LINE OF A STR & N 0°17'07" E 490.72 FT ALG SD STR FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 494.11 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 231.60 FT ALG SD R/W, TH N 89°51'30" W 345.82 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 204.43 FT ALG SD STR TO THE POB. CONT 2.00 ACRES
59	8376282	ALLEN, PAUL J	2	104.9	195.6	\$7,497.78	BEG AT A PT WHICH IS N 0°07'49" W ALG THE E LINE & N 89°51'30" W 153.32 FT TO THE E LINE OF A STR & N 0°17'07" E 490.72 FT ALG SD STR FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 494.11 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 231.60 FT ALG SD R/W, TH N 89°51'30" W 345.82 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 204.43 FT ALG SD STR TO THE POB. CONT 2.00 ACRES
60	8376364	BLANCHARD, GLENN	2	161.2	195.6	\$32,753.12	BEG AT A PT WHICH IS N 0°07'49" W ALG THE E LINE & N 89°51'30" W 153.32 FT TO THE E LINE OF A STR & N 0°17'07" E 490.72 FT ALG SD STR FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH S 89°51'30" E 494.11 FT TO THE WLY LINE OF A RR R/W, TH N 34°43'30" W 231.60 FT ALG SD R/W, TH N 89°51'30" W 345.82 FT TO THE E LINE OF SD STR, TH S 0°17'07" W 204.43 FT ALG SD STR TO THE POB. CONT 2.00 ACRES
61	8376371	HART, DONALD C & CRYL	2	117.4	195.6	\$23,452.75	BEG AT A PT S 89°51'30" W 19.14 FT & N 0°02'06" W 475.70 FT FR THE SW COR OF SEC 24-T3N-R1W, SLM (BASIS OF BEARING BEING N 00°07'49" W MEASURED ALG THE W LINE OF SD SEC 24 PER DAVIS CO REFERENCE PLAT), & RUN TH ALG THE E LINE OF 110' WEST STR THE FOLLOWING 3 COURSES: TH N 0°02'06" W 47.45 FT, TH N 89°47'00" E 231.1 FT, TH N 0°17'07" E 70.10 FT, TH S 89°51'30" E 670.15 FT, TH S 0°17'07" W 65.00 FT, TH S 89°51'30" E 145.77 FT, TH N 89°47'00" E 26.31 FT TO THE W LINE OF THE D & G W R/W, TH ALG SD W LINE S 34°45'26" E 340.51 FT, TH S 19°47'00" W 486.53 FT, TH N 29°45'34" E 223.09 FT, TH S 89°47'00" W 279.50 FT, TH N 0°02'06" W 40.00 FT, TH S 89°47'00" W 377.56 FT TO THE POB. CONT 4.05 ACRES
62	8376372	SCHIMMELPFEIN, GLEN & KAREN A	2	119.3	195.6	\$23,811.98	BEG AT A PT S 89°51'30" W 19.14 FT & N 0°02'06" W 475.70 FT FR THE SW COR OF SEC 24-T3N-R1W, SLM (BASIS OF BEARING BEING N 00°07'49" W MEASURED ALG THE W LINE OF SD SEC 24 PER DAVIS CO REFERENCE PLAT), & RUN TH ALG THE E LINE OF 110' WEST STR, TH N 0°02'06" W 118.00 FT, TH N 89°47'00" E 377.56 FT, TH S 0°02'06" E 40.00 FT, TH N 89°47'00" E 279.50 FT, TH S 29°45'34" E 223.09 FT, TH S 89°47'00" W 148.64 FT, TH N 0°02'06" W 115.25 FT, TH S 89°47'00" W 377.56 FT TO THE POB. CONT 2.0179 ACRES
63	8376381	DAVIS, TAYLOR KELLY & KATHRYN	2	112	195.6	\$22,354.92	BEG AT A PT S 89°51'30" W 19.14 FT & N 0°02'06" W 475.70 FT FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH N 0°02'06" W 115.25 FT, TH N 89°47'00" E 377.56 FT, TH S 0°02'06" E 115.25 FT, TH S 89°47'00" W 377.56 FT TO THE POB. CONT 1.0 ACRES



ID	Parcel	Owner	Classification	Frontage (Feet)	Assessment LIE	Assessment Amount	Legal Description
71	8076007	ELLIS, VICTOR JASCO & JENNIFER SUMMERS	1	22.7	199.6	\$4,330.85	BEING A PART OF THE SW 1/4 OF SEC 24 & THE SE 1/4 OF SEC 23-T3N-R1W, SLM. DECS AS FOLLOWS: BEG AT A PT WHERE IS N 00° 07' 40" W 222.5 FT ALG THE SEC LINE FR THE SW COR. OF SD SEC 24 (BASIS OF BEARING BEING N 89° 55' 05" E BETWEEN THE SW COR. & THE S 1/4 COR. OF SD SEC 24), & RUN TH N 89° 47' 00" W 18.77 FT TO THE E LINE OF 1100 WEST STR. TH N 00° 02' 04" W 22.00 FT ALG SD E LINE TH N 89° 47' 00" E 584.03 FT TO THE CENTER LINE OF NORTH COTTONWOOD CREEK, TH ALG SD CENTER LINE S 41° 01' 24" W 160.91 FT, TH S 89° 47' 00" W 276.17 FT TO A PT ON A 230 FT RADIUS HORIZ. TANGENT CURVE TO THE RIGHT, TH NELY & SELV 45.54 FT ALG THE ARC OF SD CURVE (CORD BEARS S 89° 47' 00" W 38.63 FT), TH S 89° 47' 00" W 11.62 FT, TH N 00° 02' 04" W 101.00 FT, TH S 89° 47' 00" W 131.17 FT TO THE POB. CONT 1.114 ACRES. NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
71	8076007	OLSON, MARGARET E. TRUSTEE	1	22.7	199.6	\$4,330.85	THAT LANE, IN DAVIS CO. UTAH, BEING A PART OF THE SW 1/4 OF SEC 24 & THE SE 1/4 OF SEC 23-T3N-R1W, SLM, DECS AS FOLLOWS: BEG AT A PT WHERE IS N 00° 07' 40" W 222.5 FT ALG THE SEC LINE FR THE SW COR. OF SD SEC 24 (BASIS OF BEARING BEING N 89° 55' 05" E BETWEEN THE SW COR. & THE S 1/4 COR. OF SD SEC 24), TH S 89° 55' 05" W 19.16 FT TO THE E LINE OF 1100 WEST STR. TH N 00° 02' 04" W 202.00 FT ALG SD E LINE, TH N 89° 47' 00" E 149.94 FT, TH S 00° 02' 04" E 102.35 FT, TH S 89° 55' 05" W 130.83 FT TO THE POB. CONT 0.69 ACRES
72	8076008	ISAACSON, SCOTT E & EVA F	1	20.4	199.6	\$4,011.79	BEG AT A PT WHERE IS THE SW COR. OF SEC 24-T3N-R1W, SLM, & RUN TH S 89° 55' 05" W 19.14 FT, TH N 00° 02' 04" W 20.45 FT, TH N 89° 55' 05" E 149.94 FT, TH N 00° 02' 04" W 101.355 FT, TH N 89° 47' 00" E 327.4 FT, TH S 44° 49' 29" W 173.07 FT, TH S 89° 55' 05" W 350.14 FT TO THE POB. CONT 0.82 ACRES
73	8076007	WOOLLEY, KATHLEEN & ASHLEY EVA ISAACSON	1	104	199.6	\$21,157.84	BEG AT NW COR. OF SEC 23-T3N-R1W, SLM, RUN TH N 89° 55' 05" E 533.18 FT TO A PT IN CENTER LINE OF FARMINGTON CREEK, TH ALG SD CENTER LINE S 34° 09' 37" W 11.17 FT, TH N 89° 55' 05" E 33.57 FT TO THE POB. CONT 0.78 ACRES. SUBJECT TO EASEMENT ALG W 8.5 FT THEREOF
74	8076007	BOMAN, TIM	1	125.8	199.6	\$27,105.34	BEG AT A PT S 89° 55' 05" W 33.57 FT & S 00° 02' 04" E 101.35 FT FR NW COR. OF SEC 23-T3N-R1W, SLM, & RUN TH N 89° 55' 05" E 296.73 FT TO A PT IN CENTER LINE OF FARMINGTON CREEK, TH ALG SD CENTER LINE S 34° 09' 37" W 44.34 FT, TH S 31° 26' 11" W 119.28 FT, TH N 89° 46' 10" W 209.51 FT, TH N 00° 02' 04" W 137.37 FT TO THE POB. CONT 0.80 ACRES. SUBJECT TO A R/W & AN EASEMENT
75	8164010	CATHCART, JAMIE J	1	139.6	199.6	\$27,704.16	BEING A PORTION OF LOT 3 OF FARMINGTON DOWNS WEST SUB. & ALSO BEING A PART OF THE SE 1/4 OF SEC 23-T3N-R1W, SLM, DECS AS FOLLOWS: BEG AT A PT ON THE N LINE OF LOT 3, FARMINGTON DOWNS WEST SUB. SD PT BEING S 00° 07' 40" E 187.68 FT ALG THE SEC LINE & S 89° 52' 14" W 81.17 FT FR THE SE 1/4 COR. OF SD SEC 23, TH S 0° 17' 10" W ALG THE E LINE OF FARMINGTON DOWNS WEST SUB. 140.00 FT TO THE E LINE OF LOT 3, FARMINGTON DOWNS WEST SUB, TH S 89° 47' 00" W ALG SD E LINE 526.37 FT, TH N 00° 05' 27" W 140.00 FT TO THE N LINE OF LOT 3, FARMINGTON DOWNS WEST SUB, TH N 89° 49' 31" E ALG SD N LINE 527.29 FT TO THE POB. CONT 1.6932 ACRES
76	8164010	BEHSON, ERAL D & MAUREEN LUCISE TRUSTEES	1	139.6	199.6	\$27,843.83	A PART OF THE SE 1/4 OF SEC 23-T3N-R1W, SLM, MORE PARTLY DECS AS FOLLOWS: BEG AT THE SE COR. OF LCT 4, FARMINGTON DOWNS WEST SUB, SD COR BEING N 00° 07' 40" E 381.81 FT ALG SEC LINE & N 89° 46' 14" W 82.37 FT & N 00° 17' 07" E 139.74 FT FR THE SE COR. OF SEC 23-T3N-R1W, SLM, & RUN TH S 89° 46' 56" W 125.33 FT ALG THE E LINE OF SD LOT 2, TH N 00° 17' 07" E 140.13 FT TO THE N LINE OF SD LOT 2, TH N 89° 49' 28" E 729.23 FT TO THE NE COR. OF SD LCT 2, TH S 00° 17' 07" W 139.55 FT TO THE POB. CONT 2.342 ACRES
77	8164001	WILLIAMS, KENNETH E & VERA DLAN TRUSTEES	1	139.9	199.6	\$27,923.69	ALL OF LOT 1, FARMINGTON DOWNS WEST. CONT 4.165 ACRES. LIST & EXCEPT BEG AT A PT WHERE IS N 00° 07' 49" W 101.98 FT ALG THE SEC LINE & N 89° 46' 14" W 45.50 FT FR 89° 46' 14" W 883.57 FT ALG AN EXIST. FENCE LINE FR THE SE COR. OF SEC 23-T3N-R1W, SLM, & RUN TH N 89° 46' 14" W 48.20 FT ALG AN EXIST FENCE LINE, TH N 00° 53' 00" W 129.21 FT ALG AN EXIST FENCE LINE, TH N 89° 46' 56" E 498.19 FT, ALG AN EXIST FENCE LINE, TH S 00° 53' 00" E 133.10 FT TO THE POB. CONT 1.50 ACRES. TOTAL ACREAGE 2.6656 ACRES
78	8074006	ONES, KENT T & SHAWN M	1	191.7	199.6	\$38,262.84	BEG AT A PT S 89° 46' 56" W 332.34 FT ALG THE SEC LINE & N 00° 07' 06" E 190.642 FT FR THE SE COR. OF SEC 23-T3N-R1W, SLM, & RUN TH S 89° 46' 56" W 402.50 FT, TH N 00° 07' 49" W 98.74 FT, TH N 89° 46' 56" E 403.077 FT, TH S 00° 07' 06" E 98.74 FT TO THE POB. TOGETHER WITH & SUBJECT TO A R/W LESS TO STREET. CONT 0.86 ACRES. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
79	8074006	ONES, KENT T & SHAWN M	1	97.4	199.6	\$19,440.89	BEG AT A PT S 89° 46' 56" W 332.34 FT ALG THE SEC LINE & N 00° 07' 06" E 190.642 FT FR THE SE COR. OF SEC 23-T3N-R1W, SLM, & RUN TH S 89° 46' 56" W 402.50 FT, TH N 00° 07' 49" W 98.74 FT, TH N 89° 46' 56" E 403.077 FT, TH S 00° 07' 06" E 98.74 FT TO THE POB. TOGETHER WITH & SUBJECT TO A R/W LESS TO STREET. CONT 0.86 ACRES. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
80	80770074	FARMINGTON CREEK ESTATES LLC	1	132	199.6	\$26,746.87	BEG AT A PT N 89° 55' 05" E 333.18 FT ALG THE SEC LINE FR THE NW COR. OF SEC 23-T3N-R1W, SLM, & RUN TH N 89° 55' 05" E 71.5 FT ALG THE SEC LINE, TH S 26° 58' 50" W 232.60 FT, TH S 0° 11' 50" W 34.86 FT TO THE N LINE OF A DEDICATED STR, TH N 89° 46' 10" W 122.94 FT ALG THE N LINE OF SD DEDICATED STR TO THE CENTER OF THE CREEK, TH N 11° 46' 01" E 119.28 FT ALG THE CENTER OF THE CREEK, TH N 34° 09' 37" E 148.99 FT TO THE POB. CONT 0.48 ACRES
81	80770075	FARMINGTON CREEK ESTATES LLC	1	84.1	199.6	\$16,780.15	BEG AT PT N 89° 55' 05" E 404.68 FT ALG THE SEC LINE FR THE NW COR. OF SEC 23-T3N-R1W, SLM, & RUN TH N 89° 55' 05" E 83.50 FT ALG THE SEC LINE, TH S 2° 11' 10" W 226.02 FT, TH S 0° 11' 50" W 34.86 FT TO THE N LINE OF A DEDICATED STR, TH N 89° 46' 10" W 100 FT ALG THE N LINE OF SD DEDICATED STR, TH N 0° 11' 50" E 34.86 FT, TH N 26° 58' 50" E 232.60 FT TO THE POB. CONT 0.52 ACRES

ID	Parcel	Owner	Classification	Frontage (feet)	Assessment LI	Assessment Amount	Legal Description
82	8377076	RED CAT LLC	1	253.7	199.6	124,534.07	BEG AT A PT WHICH IS N 89°55'05" E 657.21 FT ALG THE SEC LINE FR THE NW COR OF SEC 25-T3N-R1W, SLM, & RUN TH S 0°02'05" E 221.67 FT TO THEN LINE OF THE DEDICATED STR, TH N 89°43'10" W 258.49 FT ALG THE N LINE OF SD DEDICATED STR, TH N 0°11'30" E 34.86 FT, TH N 23°11'52" E 225.02 FT TO THE SEC LINE, TH N 89°55'05" E 169.03 FT TO THE POB CONT 1.23 ACRES
83	8377077	LAWSON, LECN & LEEANN	1	113.2	199.6	123,580.41	BEG AT A PT WHICH IS N 89°55'05" E 657.21 FT ALG THE SEC LINE FR THE NW COR OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°55'05" E 221.67 FT ALG THE SEC LINE, TH S 0°02'05" E 217.26 FT TO THE NE COR OF PTY CONV IN 775-709, TH S 89°55'05" W 130 FT, TH S 0°02'05" E 222.42 FT, TH N 89°48'10" W 121.67 FT ALG THE N LINE OF A DEDICATED STR, TH N 0°02'05" W 243.61 FT TO POB CONT 0.73 ACRES
84	8377078	RED CAT LLC	1	101.7	199.6	123,099.07	BEG AT A PT WHICH IS N 89°55'05" E 778.86 FT ALG THE SEC LINE & S 0°02'05" E 217.26 FT FR THE NW COR OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°55'05" E 100.07 FT, TH S 0°02'05" E 222.91 FT TO THE N LINE OF A DEDICATED STR, TH N 89°48'10" W 163.67 FT ALG THE N LINE OF SD DEDICATED STR, TH N 0°02'05" W 222.42 FT TO THE POB CONT 0.51 ACRES
85	8377075	MOYSE, WILLIAM D & SULLIVAN R	1	101	199.6	123,129.95	BEG AT A PT N 89°55'05" E 878.96 FT ALG SEC LINE FR SW COR SEC 24-T3N-R1W, SLM, & RUN TH N 0°02'05" W 244.57 FT, TH N 89°47' E 100.00 FT, TH S 0°02'05" W 504.4 FT, TH N 89°48'10" W 103.09 FT ALG A FENCE, TH N 0°02'05" W 261.83 FT TO POB SUBJECT TO ESMIS CONT 1.16 ACRES ALSO, BEG AT A PT N 89°55'05" E 878.96 FT ALG THE SEC LINE FR THE SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH N 0°02'05" W 244.57 FT, TH S 89°47' W 102.07 FT, TH S 0°02'05" E 244.57 FT, TH N 89°55'05" E 120.07 FT TO THE POB CONT 0.67 ACRES ALSO THAT LAND IN DAVIS COUNTY, BEING A PART OF THE SW 1/4 OF SEC 24 & THE SE 1/4 OF SEC 25-T3N-R1W, SLM, BEING AS FOLLOWS: BEG AT A PT WHICH IS N 89°55'05" E 237.14 FT FR THE SW COR OF SEC 24 (BASIS OF BEARING OF BERN'S N 89°55'05" E BETWEEN THE SW COR & THE S 1/4 COR OF SD SEC 24) TO THE CENTER LINE OF NORTH COTTONWOOD CREEK, TH ALG SD CENTER LINE N 44°49'29" E 173.07 FT, TH N 41°07'44" E 160.91 FT, TH N 89°47'00" E 192.97 FT, TH S 0°02'05" E 244.28 FT, TH S 89°55'05" W 421.74 FT TO THE POB CONT 1.76 ACRES TOTAL ACRES 3.55 ACRES
86	8377039	PAGE, I DALLAS & JAYCEL TRUSTEES	1	113.8	199.6	122,714.20	BEG AT A PT N 89°55'05" E 978.87 FT ALG SEC LINE FR SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH N 0°02'05" W 244.57 FT, TH N 89°47' E 35.11 FT TO WLY RR R/W FENCE, TH S 89°55'05" E 115.0 FT, M/L, TH S 0°02'05" E 413.35 FT, TH N 89°48'10" W 100.0 FT ALG A FENCE, TH N 0°02'05" W 261.84 FT TO POB CONT 1.05 ACRES
87	8077023	PAGE, LAWRENCE E & RAY J TRUSTEES	1	100.0	199.6	119,999.07	BEG AT A PT N 89°55'05" E 1078.83 FT ALG SEC LINE FR SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH N 0°02'05" W 152.02 FT TO WLY RR R/W FENCE, TH S 89°42'06" E 176.0 FT, M/L, TH S 0°02'05" E 261.02 FT, TH N 89°48'10" W 100.0 FT ALG A FENCE, TH N 0°02'05" W 261.83 FT TO POB CONT 0.71 ACRES
88	8377084	LANCASTER, DANIEL L & WHITNEY M	1	134.8	199.6	134,889.65	BEG AT A PT N 89°55'05" E 1178.86 FT ALG SEC LINE FR SW COR OF SEC 24-T3N-R1W, SLM, & RUN TH N 0°02'05" W 7.19 FT TO WLY RR R/W FENCE, TH S 89°42'06" E 330.04 FT, M/L, TH N 89°48'10" W 187.72 FT ALG FENCE, TH N 0°02'05" W 213.83 FT TO POB CONT 0.545 ACRES
89	8377025	NELSEN, MARTIN D & JUDITH C	1	145.4	199.6	129,021.48	BEG AT A PT ON THE S LINE OF 500 SOUTH STR, SD PT BEING S 89°55'05" W 833.95 FT ALG THE SEC LINE & S 0°17'20" E 297.37 FT FR THE N 1/4 COR OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°55'05" E 121.00 FT ALG SD 500 SOUTH STR, TH S 0°17'20" E 497.22 FT, TH ALG A FENCE LINE N 89°19'17" W 91.74 FT, TH S 89°42'45" W 124.62 FT TO THE ELY LINE OF A RR R/W, TH N 89°55'05" E 167.48 FT, TH ALG THE ARC OF A 216.83 FT RAD CURVE TO THE LEFT FOR AN ARC DIST OF 248.95 FT, (CHORD BEARING & DIST = N 82°04'13" W 241.55 FT), TH N 89°55'05" E 167.48 FT, TH N 0°17'20" W 37.77 FT, TH N 89°55'05" E 12.00 FT, TH N 0°17'20" W 216.22 FT TO THE POB CONT 2.10 ACRES ALSO, BEG AT A PT ON THE S LINE OF 500 SOUTH STR AT A PT S 89°55'05" W 833.95 FT ALG THE SEC LINE & S 0°17'20" E 297.37 FT FR THE N 1/4 COR OF SEC 25-T3N-R1W, SLM, & RUN TH S 0°17'20" E 116.22 FT, TH S 89°55'05" W 20.00 FT, TH N 0°17'20" W 216.22 FT, TH N 89°55'05" E 20.00 FT ALG THE S LINE OF 500 SOUTH STR TO THE POB CONT 0.10 ACRES TOTAL ACRES 2.20 ACRES (NOTE THIS REMAINING LEGAL WAS WRITTEN IN THE IAVIN COUNTY RECORDER'S OFFICE FOR ID PURPOSES IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)
90	8077007	ANDERSEN, JOHN CHARLES & MAGLENE E - TRUSTEES	1	130.1	199.6	125,947.64	BEG AT A PT ON S LINE OF A LANE, WHICH IS S 89°55' W 762.98 FT ALG SEC LINE & S 0°15'25" E 284.32 FT FR N 1/4 COR OF SEC 25-T3N-R1W, SLM, RUN TH S 0°15'25" E 300 FT, TH N 89°55' E 129 FT, TH N 0°15'25" W 300 FT TO S LINE OF ST LANE, TH S 89°55' W 129 FT TO POB LESS TO STR DEDICATION CONT 0.86 ACRES
91	8377021	HILL, ERNEST M & THERESA A	1	178.3	199.6	135,285.24	BEG AT A PT WHICH IS S 534.6 FT & W 1331.9 FT & S 89°52'33" E 174.65 FT FR THE NE COR OF THE SW 1/4 OF SEC 25-T3N-R1W, SLM, BEARING BASE IS THE DAVIS COUNTY BEARING BASE, & RUN TH S 89°52'30" E 486.31 FT TO THE WLY LINE OF A STR, TH N 89°48' W 343.79 FT ALG THE WLY LINE OF THE STR TO THE S LINE OF GLOVES LANE, TH N 89°30'47" W 177.0 FT ALG THE S LINE OF GLOVES LANE, TH S 255.70 FT, TH N 89°52'33" W 245.19 FT, TH S 83.04 FT TO THE POB CONT 2.09 ACRES
92	8077005	HACKING, THOMAS & PAULYNN	1	120.2	199.6	123,991.62	BEG AT A PT ON THE W LINE OF AN 80 FT RD WHICH IS S 0°29'51" E 134.6 FT ALG THE 1/4 SEC LINE & W 22 FT FR THE NE COR OF THE SW 1/4 OF SEC 25-T3N-R1W, SLM, & RUN TH W 481.1 FT TO THE ELY LINE OF THE D&G RR R/W, TH S 10°45' E 117.45 FT ALG SD R/W, TH E 452.95 FT TO THE WLY R/W LINE OF THE RD, TH ALG THE WLY R/W OF THE RD N 3°16'40" E 115.58 FT TO THE POB CONT 1.15 ACRES
93	8077010	PAGE, PHILIP & STACEY L	1	116.4	199.6	123,237.15	BEG ON THE W LINE OF A 80 FT RD S 0°29'51" E 640.59 FT ALG THE 1/4 SEC LINE & W 29.61 FT FR THE NE COR OF THE SW 1/4 OF SEC 25-T3N-R1W, SLM, & RUN TH W 452.58 FT TO THE ELY LINE OF THE D&G RR R/W, TH S 10°45' E 117.45 FT ALG SD R/W, TH E 440.87 FT TO THE WLY R/W LINE OF THE RD, TH NLY ALG THE ARC OF A 385.92 FT RAD CURVE TO THE RIGHT 100.06 FT ALG SD RD, TH ALG THE WLY R/W OF THE RD N 3°16'40" E 15.98 FT TO THE POB CONT 1.15 ACRES

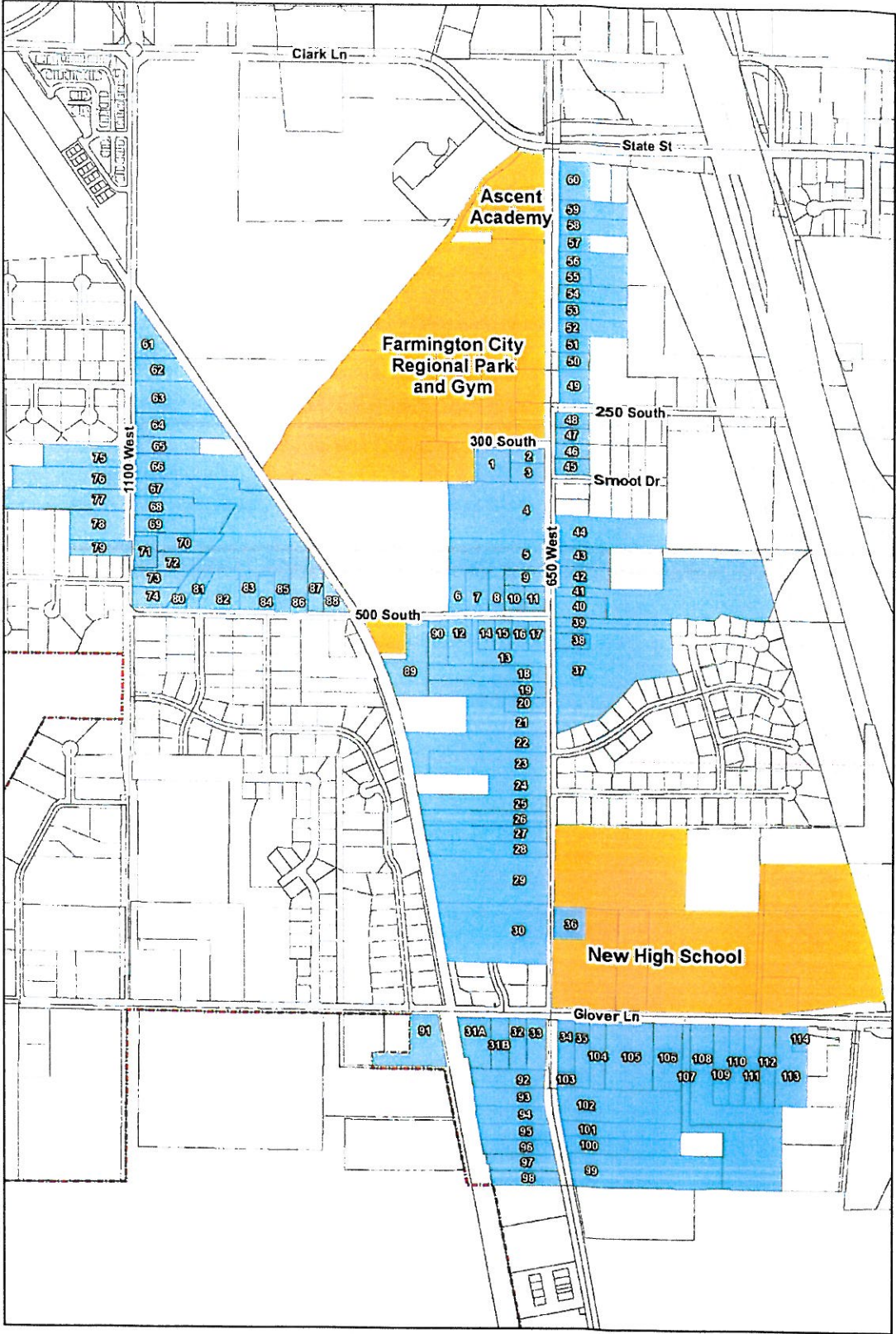


ID	Parcel	Owner	Classification	Frontage (Feet)	Assessment LI	Assessment Amount	Legal Description
94	839001	VEPSTEBOE REES & REECCA F	1	112	199.6	1,225.54	BEG ON THE W LINE OF A 8.0 FT RD. S 0°25'51" E 880.9 FT ALG THE 1/4 SEC LINE & W 52.1 FT FR THE NE COR OF THE SW 1/4 OF SEC 25-T3N-R1W, SLM, TH W 432.44 FT TO THE ELY LINE OF THE D&G W R.R. R/W, TH N 10°45' W 76.81 FT ALG SD ELY LINE, TH E 173.7 FT ALG SD R/W, TH N 10°45' W 38.61 FT ALG SD R/W, TH E 400.87 FT TO THE W LINE OF SD RD. TH SLY ALG THE WLY LINE OF SD RD 116.52 FT (LOC IS 75°50' E 116.52 FT) TO THE POB. CONT 1.15 ACRES
95	839002	CAMPBELL ROSE H & SCOTT F TRUSTEES	1	104.1	199.6	1,177.78	BEG AT A PT ON W LINE OF AN 80 FT RD. WH IS S 0°29'51" E 807.9 FT ALG 1/4 SEC LINE & W 52.1 FT FR NE COR OF SW 1/4 OF SEC 25-T3N-R1W, SLM, TH W 432.44 FT TO ELY LINE OF D&G W R.R. R/W, TH S 10°45' E 101.79 FT ALG SD R/W, TH E 450.37 FT TO WLY R/W OF RD. TH ALG WLY LINE OF SD RD IN A NELY DIRECTION & ALG ARC OF A SEGMENT OF CURVE 101.4 FT TO POB. CONT 1.06 ACRES (ST SEGMENT OF CURVE HAS A CENTRAL ANGLE OF 1°29'23" & A RAD. OF 3859.72 FT. SD SEGMENT OF CURVE HAS A LG CHORD OF 101.42 FT BEARING N 9°36'03" W)
96	839003	SCHETELAAR JARED & DENISE B	1	95	199.6	110,961.76	BEG AT A PT ON ELY R/W LINE OF D&G W R.R. S 0°29'51" E 531.6 FT ALG 1/4 SEC LINE & W 52.1 FT FR NE COR OF SW 1/4 OF SEC 25-T3N-R1W, SLM, TH W 432.44 FT TO ELY LINE OF D&G W R.R. R/W, TH S 10°45' E 101.79 FT ALG SD R/W, TH E 120.45 FT ALG SD ELY LINE FR THE NE COR OF SW 1/4 OF SEC 25-T3N-R1W, SLM, TH S 10°45' E 101.78 FT ALG SD ELY LINE, TH E 450.37 FT TO WLY LINE OF AN 80 FT FRONTAGE RD, TH N 11°17' W 54.5 FT ALG SD WLY LINE, TH NLY 51.38 FT ALG ARC OF A 3859.72 FT RAD CURVE TO COR. RIGHT TO A PTE OF POB, TH W 430.37 FT TO POB. CONT 1.07 ACRES
97	839004	JONES GARVETH WAYNE & JOY ANN	1	105.6	199.6	121,077.55	BEG ON THE WLY R/W LINE OF AN 80 FT RD, WH IS S 0°29'51" E 1080.79 FT ALG THE 1/4 SEC LINE & E 23.24 FT FR THE NE COR OF THE SW 1/4 OF SEC 25-T3N-R1W, SLM, TH S 11°07' E 101.90 FT ALG THE WLY LINE OF SD PD, TH W 434.04 FT TO THE ELY LINE OF THE R.R. TH N 10°45' W 48.48 FT ALG R/W OF SD RD, TH W 173.7 FT ALG R/W, TH N 10°45' W 31.59 FT ALG R/W, TH E 450.66 FT TO POB. CONT 1.07 ACRES
98	839005	WILLES SUZANNE F TRUSTEE	1	71.9	199.6	11,760.29	BEG ON WLY R/W LINE OF A 10 FT ROAD WH IS S 0°29'51" E 128.5 FT ALG 1/4 SEC LINE & E 46.8 FT FR NE COR OF SW 1/4 OF SEC 25-T3N-R1W, SLM, TH N 11°07' W 101.90 FT ALG WLY R/W LINE OF SD ROAD, TH W 434.04 FT TO ELY R/W LINE OF D&G W R.R. TH S 10°45' E 101.79 FT ALG SD R/W, TH E 434.07 FT TO POB. CONT 0.97 ACRES
99	839006	GISELLAN MALINDA & RAY MORRIS TRUSTEES	1	216.2	199.6	143,172.70	BEG AT A PT WH IS S 0°22' E 151.4 FT ALG THE SEC LINE & N 89°52' W 1785.24 FT ALG THE CENTERLINE OF GLOVER'S LANE & S 0°08' W 391.99 FT FR THE NE COR OF SE 1/4 OF SEC 25-T3N-R1W, SLM, & RUN TH S 89°52' E 671.56 FT, TH S 0°08' W 211.83 FT, M/L TO A PT ON ENDFY LINE AGMT RECORDED 1971 24, 2005 AS ENTY 2108666 BF, 376 P.3 1064, TH ALG SD AGMT S 89°12'47" W 260.36 FT, TH N 29°13'00" W 59.31 FT, TH N 89°59'33" W 468.94 FT, TH N 89°57'58" W 223.39 FT TO THE ELY LINE OF AN 80 FT STR, TH N 11°12' W 216.90 FT ALG SD ELY STR LINE, TH S 15°02' E 796 FT TO THE POB. CONT 4.83 ACRES (NOTE THIS REMAINING 1/4 AC. WAS WRITTEN IN THE DAVIS COUNTY RECLAMATION OFFICE FOR IT'S PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY)
100	839007	MOWLER DARLENE O. TRUSTEE AND MOWLER WILLIS S	1	112.1	199.6	122,574.45	BEG AT A PT WH IS S 0°22' E 151.4 FT ALG THE SEC LINE & N 89°52' W 1785.24 FT ALG CENTERLINE OF GLOVER'S LANE & S 0°08' W 723.39 FT FR THE NE COR OF SE 1/4 OF SEC 25-T3N-R1W, SLM, TH S 0°08' W 107.56 FT, TH N 89°52' W 736 FT TO ELY LINE OF A STR, TH N 11°12' W 47.91 FT ALG ELY LINE OF SD STR TO PC OF A 3779.72 FT RAD CURVE TO RIGHT WITH A CENTRAL ANGLE OF 2°37'35", TH ALG ARC OF CURVE 45.56 FT, M/L TO S LINE PITY CORN IN 664-623, TH S 89°52' E 144 FT, TH S 0°08' W 230 FT, TH S 89°52' E 611 FT, M/L TO POB. CONT 1.83 ACRES
101	839008	BRACKETT CHRISTIANE & MARLYN R	1	100	199.6	171,158.95	BEG AT A PT S 0°22' E 191.4 FT ALG SEC LINE & N 89°52' W 1785.24 FT ALG CENTER LINE OF ARI & S 0°08' W 690.84 FT FR NE COR OF SE 1/4 OF SEC 25-T3N-R1W, SLM, & RUN TH S 0°08' W 102.56 FT, TH N 89°52' W 411 FT, M/L TO A PT 144 FT E OF ELY LINE OF A HWY, TH N 0°08' E 250 FT, TH N 89°52' W 144 FT, M/L TO ELY LINE OF SD HWY, TH NLY ALG SD HWY ALG ARC OF A 3779.72 FT RAD CURVE TO LEFT TO A PT N 89°52' W OF A POB, TH S 89°52' E 774.40 FT, M/L TO POB. CONT 1.80 ACRES
102	839009	LARSEN HYPERILDEE R & BONNIE	1	217.7	199.6	142,473.99	BEG AT A PT S 0°22' E 191.4 FT ALG THE SEC LINE & N 89°52' W 1785.24 FT ALG THE CENTER LINE OF GLOVER'S LANE & S 0°08' W 468.6 FT FR THE NE COR OF SE 1/4 OF SEC 25-T3N-R1W, SLM, & RUN TH S 0°08' W 216.29 FT, TH N 89°52' W 774.4 FT TO THE ELY LINE OF A STR, TH NLY ALG THE ELY LINE OF SD STR & THE ARC OF A 3779.72 FT RAD CURVE WH RUNS IN A NELY DIRECTION 56.16 FT (ST SEGMENT OF CURVE HAS A CENTRAL ANGLE OF 2°56'25" & A LG OF 196.12 FT BEARING N 7°15'00" W), TH LEAVING SD CURVE, & RUN TH N 3°11'40" E 1780 FT, TH S 89°52' E 799.47 FT TO THE POB. CONT 3.84 ACRES
103	8390004	DUE WEST LLC	1	99.6	199.6	119,279.91	BEG AT A PT WH IS S 0°22'00" E 191.40 FT ALG THE SEC LINE & N 89°52'00" W 2473.90 FT ALG THE CENTER LINE OF GLOVER'S LANE & S 0°08'00" W 365.60 FT FR THE NE COR OF SEC 25-T3N-R1W, SLM, & RUN TH S 0°08'00" W 100.00 FT, TH N 89°52'00" W 14.9 FT PARALLEL TO THE S LINE OF SD GLOVER'S LANE, TH W 96.8 FT TO THE E LINE OF 650 WEST STR, TH N 0°08'00" E 100.00 FT ALG THE E LINE OF 650 WEST STR, TH S 89°52'00" E 111.76 FT TO THE POB. CONT 0.256 ACRES
104	8080009	BROWN MARK S & JANETTE L	1	98.3	199.6	119,620.44	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG THE SEC LINE & N 89°52' W 2273.90 FT ALG THE CENTER OF SD LANE & S 0°08' W 33.1 FT FR NE COR OF SE 1/4 OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°52' W 100.0 FT ALG THE S LINE OF SD LANE, TH S 0°08' W 435.60 FT ALG A FENCE LINE, TH S 89°52' E 100.0 FT, TH N 0°08' E 435.60 FT ALG ANOTHER FENCE LINE TO THE POB. CONT 1.06 ACRES
105	8080010	MATTHEWS LAGACY FARM LLC	1	300.2	199.6	159,919.17	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG THE SEC LINE & N 89°52' W 1974.67 FT ALG THE CENTER OF SD LANE & S 0°08' W 33.0 FT FR NE COR OF SE 1/4 OF SEC 25-T3N-R1W, SLM, & RUN TH N 89°52' W 299.23 FT ALG SD LANE, TH S 0°08' W 435.60 FT ALG A FENCE LINE, TH S 89°52' E 299.23 FT, TH N 0°08' E 435.60 FT ALG ANOTHER FENCE LINE TO POB. CONT 3.06 ACRES

ID	Parcel	Owner	Classification	Frontage (feet)	Assessment (1)	Assessment Amount	Legal Description
106	836-011	MATTHEW'S LEGACY FARM LLC	1	197.5	199.6	\$33,163.17	BEG ON S LINE OF GLOVER'S LANE AT A PT 0°12' E 191.40 FT ALG THE SEC LINE & N 89°52' W 1785.4 FT ALG THE CENTER OF SD LANE & S 9°12' W 33.0 FT FR NE COR OF SE 1/4 OF SEC 25 T3N-R1W, SLM, & RUN TH N 89°52' W 189.43 FT ALG CP LANE, TH S 7°18' W 455.60 FT ALG A FENCE LINE, TH S 89°52' E 189.43 FT, TH N 0°08' E 435.60 FT ALG ANOTHER FENCE LINE TO POB CONT 1.883 ACRES
107	836-017	PACK, BRADLEY & JUDY S	1	51.6	199.6	\$10,498.85	BEG AT A PT S 0°22' E 191.4 FT N 89°52' W 1785.24 FT & S 0°08' W 33.0 FT FR THE E 1/4 COR OF SEC 25 T3N-R1W, SLM, & RUN TH S 89°52' E 50 FT, TH S 0°08' W 650.38 FT, TH S 89°52' E 6.5 FT, TH S 0°08' W 85.66 FT, TH S 0°12' W 332.1 FT TO A PT ON ENDRY LINE AGMT RECORDED AS BK 2166665 BR 378763 1860, TH N 89°52' W 284.4 FT ALG SD ENDRY LINE, TH N 0°08' E 364.79 FT, TH N 89°52' W 268.66 FT, TH N 0°08' E 730.51 FT TO THE POB CONT 4.739 ACRES
108	836-017	PACK, BRADLEY & JUDY S	1	168.4	199.6	\$29,629.27	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG SEC LINE & N 89°52' W 1885.24 FT ALG CENTER SD STR & S 0°08' W 33.0 FT FR NE COR OF SE 1/4 SEC 25 T3N-R1W, SLM, TH N 89°52' W 150 FT ALG SD STR, TH S 0°08' W 650.38 FT, TH S 89°52' E 405 FT, TH N 0°08' E 125.58 FT, TH N 89°52' W 455 FT PARALLEL TO S LINE SD STR, TH N 0°08' E 51.5 FT TO POB CONT 5.14 ACRES
109	836-018	PEAY, CARLA PACK & CRYST	1	98.4	199.6	\$19,430.31	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG SEC LINE & N 89°52' W 1485.24 FT ALG CENTER OF SD LANE & S 0°08' W 33.0 FT FR NE COR OF SE 1/4 SEC 25 T3N-R1W, SLM, TH N 89°52' W 150 FT ALG SD LANE, TH S 0°08' W 525 FT ALG A FENCE LINE, TH S 89°52' E 100 FT, TH N 0°08' E 525 FT TO POB CONT 1.295 ACRES
110	836-019	WILCOCK, DARRELL & BETTY J. TRUSTEES	1	59.3	199.6	\$19,810.03	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG THE SEC LINE & N 89°52' W 1385.24 FT ALG THE CENTER OF SD LANE & S 0°08' W 33.0 FT FR THE NE COR SE 1/4 OF SEC 25 T3N-R1W, SLM, & RUN TH N 89°52' W 100.0 FT ALG SD LANE, TH S 0°08' W 525.0 FT ALG A FENCE LINE, TH S 89°52' E 109.1 FT, TH N 0°08' E 455.0 FT ALG ANOTHER FENCE LINE TO THE POB CONT 1.205 ACRES
111	836-020	HODSON, JIMMIE & OLIVE KYNAPTON - TRUSTEES	1	99.4	199.6	\$19,139.99	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG THE SEC LINE & N 89°52' W 1285.24 FT ALG THE CENTER OF SD LANE & S 0°08' W 33.0 FT FR NE COR OF SE 1/4 SEC 25 T3N-R1W, SLM, & RUN TH N 89°52' W 100.0 FT ALG SD LANE, TH S 0°08' W 525.0 FT ALG A FENCE LINE, TH S 89°52' E 109.0 FT, TH N 0°08' E 511.0 FT ALG ANOTHER FENCE LINE TO POB CONT 1.21 ACRES
112	836-021	MATTHEW'S LEGACY FARM LLC	1	100.3	199.6	\$21,119.63	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG THE SEC LINE & N 89°52' W 1185.24 FT ALG THE CENTER OF SD LANE & S 0°08' W 33.0 FT FR THE NE COR OF SE 1/4 OF SEC 25 T3N-R1W, SLM, & RUN TH N 89°52' W 100.0 FT ALG THE S LINE OF SD LANE, TH S 0°08' W 525.0 FT ALG A FENCE LINE, TH S 89°52' E 100.0 FT, TH N 0°08' E 525.0 FT ALG ANOTHER FENCE LINE TO THE POB CONT 1.29 ACRES
113	836-033	NIELSEN, CLARK D & SHERY R. TRUSTEES	1	113.1	199.6	\$22,574.48	BEG AT A PT ON THE S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG THE SEC LINE & N 89°52' W 969.6 FT ALG THE CENTER OF SD LANE & S 0°08' W 33.0 FT FR NE COR OF SE 1/4 OF SEC 25 T3N-R1W, SLM, & RUN TH N 89°52' W 100.0 FT ALG SD LANE, TH S 0°08' W 525.0 FT ALG THE S LINE OF SD LANE, TH S 0°08' W 525.0 FT, TH S 89°52' E 105.0 FT, TH N 0°08' E 370 FT, TH N 89°52' W 105 FT, TH N 0°08' E 155 FT TO THE POB CONT 2.23 ACRES
114	836-032	SWEAT, VONA VENETA AND PAREY, JAWUA SWEAT	1	101.2	199.6	\$23,399.27	BEG ON S LINE OF GLOVER'S LANE AT A PT S 0°22' E 191.40 FT ALG THE SEC LINE & N 89°52' W 969.6 FT ALG THE CENTER OF SD LANE & S 0°08' W 33.0 FT FR NE COR OF SE 1/4 OF SEC 25 T3N-R1W, SLM, & RUN TH N 89°52' W 100.0 FT ALG THE S LINE OF SD LANE, TH S 0°08' W 525.0 FT, TH S 89°52' E 105.0 FT, TH N 0°08' E 155.0 FT ALG A FENCE LINE TO THE POB CONT 0.17 ACRES
31A	83756-005	LUU, QOI & SANEY AND TAO, HUE & THUONG	1	215	199.7	\$42,917.47	BEG AT A PT WHERE S 0°29'51" E 204.62 FT ALG THE 1/4 SEC LINE & N 89°30'47" W 375.96 FT ALG THE S LINE OF GLOVER'S LANE FR THE NE COR OF THE SW 1/4 OF SEC 25 T3N-R1W, SLM, & RUN TH N 89°30'47" W 207.50 FT ALG THE S LINE OF GLOVER'S LANE TO THE ELY 1/2 LINE OF THE DARGW BA, TH S 10°43' E 265.47 FT ALG THE ELY 1/2 LINE OF SD RB, TH E 17.3 FT ALG SD RB W/LINE, TH S 10°43' E ALG THE ELY 1/2 LINE OF SD RB 72.27 FT, TH E 129.02 FT, TH N 0°12'41" W 330.96 FT TO THE POB CONT 1.32 ACRES
31B	83756-004	CHEISTENSEN, PAUL T	1	114.98	199.7	\$22,949.72	BEG AT A PT WHERE S 0°29'51" E 204.60 FT ALG THE 1/4 SEC LINE & N 89°30'47" W 258.54 FT ALG S LINE OF GLOVER'S LANE FR THE NE COR OF THE SW 1/4 OF SEC 25 T3N-R1W, SLM, & RUN TH S 0°29'51" E 330.00 FT TO A FENCE LINE, TH W 115.00 FT ALG THE FENCE LINE, TH N 0°29'51" W 330.98 FT TO THE S LINE OF GLOVER'S LANE, TH S 89°30'47" E 115.00 FT TO THE POB CONT 0.87 ACRES
Total						\$	2,886,790.81
*Amounts may differ due to rounding							



Farmington City, Utah School Safety  
Assessment Area



## PROPOSED IMPROVEMENTS

The proposed Improvements to be constructed for the benefit of the properties within the Assessment Area and their anticipated location are described as follows:

Construction of curb, gutter, and sidewalk along with asphalt extension from the existing road to the curb, gutter and sidewalk and other pertinent work in order to complete the project in proper and workmanlike manner. Said Improvements shall be installed along the following streets within the Assessment Area:

1. 650 West
2. 1100 West
3. Glover Ln.
4. 500 South

## ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements to be constructed for the benefit of properties within the Assessment Area, including overhead costs and the costs of funding a reserve fund, is estimated to be approximately \$2,886,730, which is anticipated to be paid by the Assessment to be levied against benefited property within the Assessment Area. Estimated costs of Improvements include estimated overhead costs which the City projects to incur in the creation and administration of the Assessment Area. The City proposes to levy the Assessment on benefited property within the Assessment Area to pay for the Improvements according to the estimated benefits to the property from the Improvements. The total Assessment for the benefited property related to this notice is estimated to be \$2,886,730.

The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of interim warrants or bond anticipation notes. The interest on said warrants or notes, if issued, will be assessed to the property owners. In lieu of utilizing a guaranty fund, the City anticipates creating a special reserve fund to secure payment of the special assessment bonds (the "Bonds") anticipated to be issued by the City to finance the proposed Improvements. The currently estimated interest rate for the Bonds is six percent (6%) with a ten (10) year financing term. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately ten percent (10%) of the total principal amount of Bonds to be issued. The City Council anticipates applying any moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payment to be made by the owners of property benefited by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the City Council. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area and the method of assessment are as follows:

<u>Classifications</u>	<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment*</u>
1		\$199.60	Per Linear Frontage Foot



	8 foot asphalt, curb, gutter and sidewalk		
2	Sidewalk	46.43	Per Linear Frontage Foot
3	18.5 foot asphalt, curb, gutter and sidewalk	217.89	Per Linear Frontage Foot

---

\*Except that corner lots will not be assessed for both frontages as applicable, only one.

The City Engineer has prepared a "Certificate of Project Engineer" which, among other things, identifies the costs of the proposed Improvements. Said Certificate is on file in the office of the City Recorder who will make such information available to all interested parties.

#### PROPERTIES EXCLUDED FROM ASSESSMENT AREA ASSESSMENTS

Government-owned properties shall be excluded from Assessments unless otherwise agreed to in writing by the City and the owners of such properties. The determination of qualification for exclusion for government-owned property shall be based upon exemptions from ad valorem real property taxes for properties owned and operated by governmental agencies. Unassessed benefitted government property will receive improvements for which the cost will be allocated proportionately to the remaining benefitted properties within the proposed Assessment Area. A description of each unassessed benefitted government property is available for public review in the office of the City Recorder.

#### LEVY OF ASSESSMENTS

The Council proposes to levy assessments as provided in the Act on all lots of real property within the Assessment Area benefiting from the proposed Improvements within the Assessment Area as described herein. The purpose of the Assessment and levy is to pay those costs of the proposed Improvements which the City will not assume and pay. Assessments shall be levied by recorded lot as set forth above.

The Assessments may be paid by property owners in ten (10) annual principal installments with interest on the unpaid balance at a rate or rates fixed by the Council, or the whole or any part of the assessment may be paid without interest within sixty (60) days after the ordinance levying the assessments becomes effective. The Assessment shall not exceed the benefits derived by the properties within the Assessment Area. Other payment provisions and enforcement remedies shall be in accordance with the Act. The Assessments will be collected by directly billing property owners. The City will ensure that no Assessments will be collected and used for purposes other than those described in this Notice.

A map of the Assessment Area and specifications of the proposed Improvements and other related information are on file in the office of the City Recorder who will make such information available to all interested persons.

## PUBLIC HEARING

The City Council shall hold a public hearing on October 4, 2016 at 7:00 p.m. at the Farmington City Hall at 160 South Main Street in Farmington, Utah to hear all objections related to the Assessment Area as set forth in the Act.

## TIME FOR FILING PROTESTS

PROTESTS FROM PROPERTY OWNERS OBJECTING TO THE ASSESSMENT AREA DESIGNATION OR OBJECTING TO BEING ASSESSED FOR THE PROPOSED IMPROVEMENTS MUST BE FILED IN WRITING, SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE PROPERTY OWNER, WITH THE CITY RECORDER OF FARMINGTON EITHER IN PERSON DURING REGULAR BUSINESS HOURS MONDAY THROUGH FRIDAY, OR BY MAIL ON OR BEFORE 5:00 P.M. ON DECEMBER 5, 2016 (ADMINISTRATIVE OFFICES, FARMINGTON CITY HALL).

To be counted against the creation of the Assessment Area, protests or objections MUST BE IN WRITING, signed by the owners of the property proposed to be assessed. The written protest must describe or otherwise identify said property. If the linear feet frontage (except that corner lots will not apply for both frontages as applicable, only one) that is the subject of timely filed written protests represents at least 40% of the prorated aggregate linear feet frontage of all property within the Assessment Area, the City Council will not designate the Assessment Area or impose the Assessment. Protests withdrawn prior to the expiration of the protest period and protests from areas deleted from the Assessment Area will not be counted against the creation of the Assessment Area.

On Tuesday, December 6, 2016 (such date being within 15 days after the date the protest period expires), at 7:00 p.m. at the Farmington City Hall at 160 South Main Street in Farmington, Utah, the City Council shall count the written protests filed and calculate whether adequate protests have been filed and hold a public meeting to announce the protest tally and whether adequate protests have been filed. The City shall post the total and percentage of the written protests it has received on its website at least five days before such meeting.



ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, UTAH.

By: /s/Holly Gadd  
City Recorder

Published in Davis County Clipper, September 8, September 15, September 22  
and September 29, 2016.

Section 5. The City Engineer has prepared a "Certificate of Project Engineer" which, among other things, identifies the costs of the proposed Improvements and is attached hereto as Exhibit B. The findings and determinations set forth in this resolution are based, in part, upon said Certificate of Project Engineer.

Section 6. The Council reasonably expects, and hereby confirms its prior expressions of intent, to reimburse the City from proceeds of the Bonds for capital expenditures paid by the City (whether or not such expenditures are paid from proceeds of interim warrants) with respect to the Improvements.

Section 7. This declaration is intended to be a declaration of official intent under Treasury Regulation § 1.103-18(1).

Section 8. The maximum principal amount of debt expected to be issued for reimbursement purposes is \$4,000,000.

After the conduct of other business not pertinent to the above, the meeting was, on motion duly made and seconded, adjourned.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

STATE OF UTAH                                 )  
  : ss.  
COUNTY OF DAVIS                                 )

I, Holly Gadd, the duly chosen, qualified, and acting City Recorder of Farmington City, Utah, do hereby certify as follows:

1. That the foregoing typewritten pages constitute a full, true, and correct copy of the record of proceedings of the City Council taken at a regular meeting thereof held in said City on September 6, 2016, at the hour of 7:00 p.m., insofar as said proceedings relate to the consideration and adoption of a resolution declaring the proposal of the City Council to designate the "Farmington City, Utah School Safety Assessment Area" and make certain Improvements therein described as the same appears of record in my office; that I personally attended said meeting, and that the proceedings were in fact held as in said minutes specified.

2. That due, legal, and timely notice of said meeting was served upon all members as required by law and the rules and ordinances of said City.

3. That the above resolution was deposited in my office on September 6, 2016, has been recorded by me, and is a part of the permanent records of Farmington City, Utah.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of said City this September 6, 2016.

(SEAL)

By: \_\_\_\_\_  
City Recorder



STATE OF UTAH

)

AFFIDAVIT OF MAILING

: ss.

NOTICE OF INTENTION

COUNTY OF DAVIS

)

I, Holly Gadd, the duly chosen, qualified, and acting City Recorder of Farmington City, Utah, do hereby certify that the attached Notice of Intention to Designate Proposed Assessment Area was approved and adopted in the proceedings of the City Council had on September 6, 2016.

I further certify that on September 13, 2016 (a date not later than ten (10) days after the first publication of the Notice of Intention to Designate Proposed Assessment Area), I mailed a true copy of the Notice of Intention to Designate Proposed Assessment Area to designate the "Farmington City, Utah School Safety Assessment Area" by United States Mail, postage prepaid to each owner of land to be assessed within the proposed Assessment Area at the last known address of each owner, using for such purpose the names and addresses appearing on the last completed real property assessment rolls of Davis County, Utah. In addition, I mailed on the same date a copy of such notice, postage prepaid, addressed to "Owner" at the street number, post office box, rural route number, or other mailing address of each piece of improved property affected by the assessment.

I further certify that a certified copy of said Notice of Intention to Designate Proposed Assessment Area together with profiles of the Improvements and a map of the proposed Assessment Area was on file in my office for inspection by any interested parties.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Farmington City, Utah, this September \_\_, 2016.

(SEAL)

By: \_\_\_\_\_  
City Recorder

(affidavit of proof of publication of the Notice of Intention to Designate Proposed  
Assessment Area)

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Holly Gadd, the undersigned City Recorder of Farmington City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the September 6, 2016, public meeting held by the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on \_\_\_\_\_, 2016, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Davis County Clipper on \_\_\_\_\_, 2016, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2016 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council of the City to be held during the year, by causing said Notice to be posted on \_\_\_\_\_, 2016, at the principal office of the City Council and by causing a copy of said Notice to be provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on \_\_\_\_\_, 2016.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September 6, 2016.

(SEAL)

By: \_\_\_\_\_  
City Recorder



SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

ANNUAL MEETING SCHEDULE

EXHIBIT B

COSTS CERTIFICATE OF PROJECT ENGINEER



## CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Farmington City, Utah School Safety Assessment Area (the "Assessment Area") hereby certifies as follows:

1. I am an engineer engaged by Farmington City, Utah, to perform the necessary engineering services for and to supervise the acquisition, construction or installation of the improvements proposed to be acquired, constructed, and/or installed within the Assessment Area.

2. The estimated costs of the proposed improvements to be acquired, constructed, and/or installed within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof [including a review of estimates and plans submitted by the property owner's engineers)].

By: \_\_\_\_\_

DATE: \_\_\_\_\_

EXHIBIT C  
ASSESSMENTS

Farmington City, UT  
Special Assessment Bonds, Series 2017

Calendar of Events  
\$2,000,000<sup>1</sup>  
as of Monday, August 15, 2016



August 2016

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 2016

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2016

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Day	Date	Event	Responsibility
<b>2016</b>			
Thursday	August 25	Bond Counsel distributes draft Intent Resolution to the working group.	BC
Thursday	September 1	Intent Resolution is placed on City Council Agenda for the regular City Council meeting on Tuesday, September 6, 2016.	BC, CM
Tuesday	September 6	Regular City Council meeting to consider adopting an Intent Resolution which declares the intent of the governing body to designate an Assessment Area and calls for a Public Hearing.	ALL
Thursday	September 8	First publication of the "Notice of Intent" published in <i>The Davis County Clipper</i> .	ON
Tuesday	September 13	"Notice of Intent" mailed to each property owner and each street address, if applicable. (Must be within 10 days of first publication)	CM
Thursday	September 15	Second publication of the "Notice of Intent" published in <i>The Davis County Clipper</i> .	ON
Thursday	September 22	Third publication of "Notice of Intent" published in <i>The Davis County Clipper</i> .	ON
Thursday	September 29	Fourth publication of "Notice of Intent" published in <i>The Davis County Clipper</i> .	ON
Tuesday	October 4	Public Hearing. (City Offices)	M, CC, CM, ACM, CT, IC, FA
Thursday	December 1	Resolution sent to the City to be placed on the agenda for the upcoming regular City Council meeting held on Tuesday, December 6, 2016.	BC
Tuesday	December 6	Regular City Council meeting to consider adopting a resolution designating Special Assessment Area 1, and authorizing the publication of a "Notice of Construction Bids".	M, CC, CM, ACM, CT, IC, FA
Thursday	December 22	"Notice of Construction Bids" published by this date. (Required at least 15 days in advance of bid due date.)	BC, CR

<sup>1</sup> Preliminary; subject to change



January 2017

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2017

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2017

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Day	Date	Event	Responsibility
<b>2017</b>			
Thursday	January 19	Construction bids are due.	CE, ACM
Tuesday	February 7	Construction award and execution of construction contract.	CE, ACM, IC
Monday	March 27	Construction commences. Issuance of Interim Financing/Bond Anticipation Notes.	

September 2017

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2017

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2017

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Day	Date	Event	Responsibility
<b>Fall 2017</b>			
Thursday	October 5	Based on bids, construction costs are known and the estimated assessments are calculated. The Assessment Roll designates the assessments and the parcel numbers to be assessed.	ACM, CE, BC, FA
Thursday	October 12	Resolution calling for a Board of Equalization is sent to the City for the upcoming meeting on (Date and Time TBD).	BC
Thursday	October 17	Governing body adopts a resolution appointing a Board of Equalization and Review. The Board meets for three consecutive days for one hour between 9:00 am and 9:00 pm. The Board consists of members of the governing body or designees.	M, CC, CM, ACM, CT, IC, FA

November 2017

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December 2017

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

January 2018

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Day	Date	Event	Responsibility
<b>Fall / Winter 2017 and 2018</b>			
Thursday	October 26	"Notice of Board of Equalization" is published in <i>The Davis County Clipper</i> (Must be published once between 20 and 35 days prior to the date that the Board meets).	ON
Friday	October 27	Double mailing. The Notice is mailed no later than 10 days after the publication to: 1) each owner within the SAA; and 2) each street address or other mailing address within the SAA, if applicable.	CR, CT
Monday	October 30	The municipality provides an affidavit from the publisher regarding the publication of the Notice and a certificate verifying the "double mailing."	CR
Tuesday	November 28	First meeting of the Board of Equalization and Review.	CC
Wednesday	November 29	Second meeting of the Board of Equalization and Review.	CC
Thursday	November 30	Third meeting of the Board of Equalization and Review.	CC
Thursday	December 14	Assessment Ordinance and Bond Resolution sent to the City to be placed on the agenda for the upcoming City Council meeting held on (Date and Time TBD).	BC
Tuesday	January 2	Regular City Council meeting to receive findings and recommendations from the Board of Equalization and Review, and to consider adopting the Assessment Ordinance and Bond Resolution (A copy of the BOE findings must be delivered to each property owner who participated in the Board of Equalization hearings).	M, CC, CM, ACM, CT, IC, FA
Thursday	January 4	City distributes final assessment amounts to property owners showing total assessment and interest if not prepaid and total assessment if prepaid.	CT, CR
Thursday	January 4	City publishes the Assessment Ordinance and "Notice of Bonds to be Issued" once in <i>The Davis County Clipper</i> (Triggers a 25-day prepayment period).	BC, CR

## January 2018

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## February 2018

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

## March 2018

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Day	Date	Event	Responsibility
<b>Winter 2018</b>			
Wednesday	January 31	City files a Notice of Assessment Interest with the County Recorder along with the list of assessed property owners, tax IDs and legal descriptions.	CT, BC
Friday	February 9	Bond Counsel distributes draft of closing documents for review.	BC
Friday	February 16	Comments on closing documents submitted to bond counsel by this date.	ALL
Thursday	February 22	Bond closing. (Offices of Bond Counsel, Time TBD)	ALL

**LEGEND**

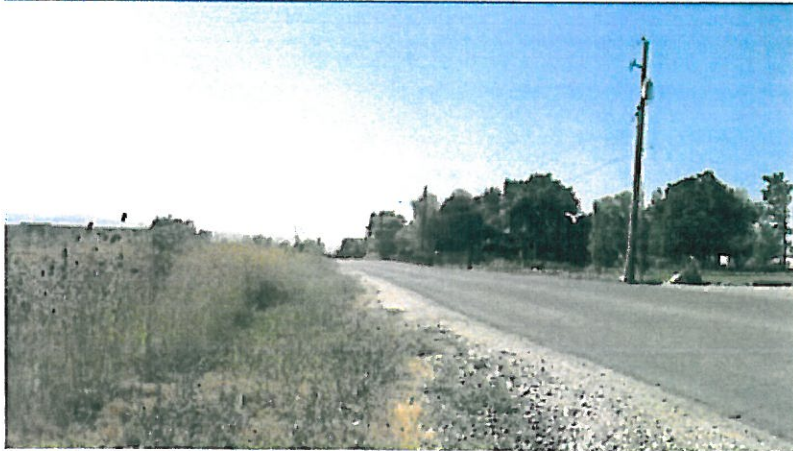
ACM	Assistant City Manager	Keith Johnson
BC	Bond Counsel	Ballard Spahr LLP
CC	City Council	Farmington City Council
CM	City Manager	Dave Millheim
CR	City Recorder	Holly Gadd
CT	City Treasurer	Shannon Harper
FA	Financial Advisor	Zions Public Finance
IC	Issuer's Counsel	Todd Godfrey
M	Mayor	Jim Talbot
ON	Official Newspaper	<i>The Davis County Clipper</i>
P	Purchaser	TBD





# Farmington parents demand bus routes, sidewalks for elementary students

POSTED 7:06 PM, AUGUST 22, 2016, BY [TAMARA VAIFANUA](#), UPDATED AT 10:22PM, AUGUST 22, 2016



FARMINGTON, Utah – Parents in Farmington are worried about their children traversing a dangerous street with few sidewalks.

On Wednesday, Canyon Creek Elementary opens its doors for the first time. While most parents are happy with the look and architecture of the new building, they're concerned about the lack of a safe walking route.



About 200 students will start school at Canyon Creek Elementary. But parents refuse to let them walk or bike the one and a half miles because there are few sidewalks, crosswalks or traffic lights.

And with a new high school and homes under construction along 650 West, they fear kids will run into danger.

"As a parent, I get it. I can sit down and have a conversation with my kids and say you need to walk single file on this road through here, but they're kids. And I can guarantee maybe once they're going to do that," said parent Alison Dunn.

Dunn said city leaders are looking into installing sidewalks, but it will be a couple more years. Until then, she wants Davis County School District to provide buses.

Administrators say a route must first be deemed hazardous. They're awaiting results from an outside engineering firm who makes that determination.

"We understand that parents are concerned. They want their child to arrive safely at school. We want that to occur too," said Christopher Williams, Davis County School District Community Relations Director.

The district says state law calls for students who live within a mile and a half of the school to provide their own transportation. If the route to Canyon Creek is deemed hazardous, the district will look at bus

routes, but even then, finding bus drivers at short notice will be difficult.

In the meantime, parents say they'll drive their kids to and from school. They worry they'll add onto more traffic and create a more hazardous situation for students.

Dave Millheim, city manager for Farmington, said they are mindful of student safety.

They are working on installing more sidewalks to accommodate them. They are reminding drivers to slow down in those areas during school hours.



CITY COUNCIL AGENDA

For Council Meeting:  
September 6, 2016

**S U B J E C T: Reconsideration of Proposed Management Plans for Conservations  
Easements**

**ACTION TO BE CONSIDERED:**

**GENERAL INFORMATION:**

Cory Ritz requested that this item be added to the agenda. There is not a staff report.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



## CITY COUNCIL AGENDA

For Council Meeting:  
September 6, 2016

### **S U B J E C T: Minute Motion Approving Summary Action List**

1. Adoption of the 2015 Building Codes
2. Amendment to Community Development Block Grant (CDBG)  
Agreement with Davis County
3. Approval of Minutes for August 2, 2016

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.





# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Miller, Building Official

Date: August 19, 2016

**SUBJECT: ADOPTION OF THE 2015 BUILDING CODES**

### RECOMMENDATION

Approve the enclosed ordinance updating Title 10 enacting the 2015 International Building Codes set forth by the State of Utah Legislature in the 2016 session.

### BACKGROUND

In the 2016 Legislature session the State of Utah adopted the 2015 International Building, Residential, Plumbing, Mechanical, Fuel Gas, Energy Conservation, Property Maintenance, and Fire Code and the 2014 National Electrical Code. As a city we are required by the State to adopt the 2015 update which also makes necessary an amendment to Title 10 of Farmington City Code.

Respectfully Submitted

Eric Miller  
Building Official

Review and Concur

Dave Millheim  
City Manager

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS OF TITLE 10, CHAPTER 2,  
REGARDING CONSTRUCTION CODE STANDARDS

WHEREAS, the City has previously adopted Title 10, Chapter 2 of the Farmington City Municipal Code regarding Building Regulations; and

WHEREAS, the State Legislature has adopted new updates and amendments to the Uniform Construction Codes pursuant to H.B. 316 of the 2016 General Session of the Utah State Legislature; and

WHEREAS, the City desires to update and amend various provisions of Title 10, Chapter 2, of the Farmington City Municipal Code regarding Construction Codes in accordance with the provisions of H.B. 316 as more particularly provided herein; and

WHEREAS, the City finds that the amendments to Title 10, Chapter 2, regarding Construction Codes, are in the best interest of the public health and safety and will bring Farmington's Construction Codes into compliance with State law requirements;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

**Section 1. Amendment.** Section 10-2-020 of the Farmington City Municipal Code regarding the Building Code is hereby amended to read in its entirety as follows:

**10-2-020. Building Code.**

The International Building Code (IBC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, including Appendix J, is hereby adopted and incorporated herein by reference as the Building Code of Farmington City.

**Section 2. Amendment.** Section 10-2-030 of the Farmington City Municipal Code regarding the Residential Code is hereby amended to read in its entirety as follows:

**10-2-030. Residential Code.**

The International Residential Code (IRC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, including Appendix E (subject to the provisions of 10-2-090), is hereby adopted and incorporated herein by reference as the Residential Code of Farmington City.



**Section 3. Amendment.** Section 10-2-040 of the Farmington City Municipal Code regarding the Plumbing Code is hereby amended to read in its entirety as follows:

**10-2-040. Plumbing Code.**

The International Plumbing Code (IPC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Plumbing Code of Farmington City.

**Section 4. Amendment.** Section 10-2-050 of the Farmington City Municipal Code regarding the Mechanical Code is hereby amended to read in its entirety as follows:

**10-2-050. Mechanical Code.**

The International Mechanical Code (IMC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Mechanical Code of Farmington City.

**Section 5. Amendment.** Section 10-2-060 of the Farmington City Municipal Code regarding the Fuel Gas Code is hereby amended to read in its entirety as follows:

**10-2-060. Fuel Gas Code.**

The International Fuel Gas Code (IFGC), 2014 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Fuel Gas Code of Farmington City.

**Section 6. Amendment.** Section 10-2-070 of the Farmington City Municipal Code regarding the Electrical Code is hereby amended to read in its entirety as follows:

**10-2-070. Electrical Code.**

The National Electrical Code (NEC), 2014 Edition, issued by the National Fire Protection Association, as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Electrical Code of Farmington City.

**Section 7. Amendment.** Section 10-2-080 of the Farmington City Municipal Code regarding the Energy Conservation Code is hereby amended to read in its entirety as follows:

**10-2-080. Energy Conservation Code.**

The International Energy Conservation Code (IECC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, subject to Subsection 15A-2-102(1), the HUD Code, subject to Utah Code §15A-4-103, and Appendix E of the 2015 Edition of the International Residential Code, is hereby adopted and incorporated herein by reference as the Energy Conservation Code of Farmington City.

**Section 8. Amendment.** Section 10-2-090 of the Farmington City Municipal Code regarding the Manufactured Housing Codes is hereby amended to read in its entirety as follows:

**10-2-090.      Manufactured Housing Codes.**

Subject to the provisions of Utah Code Ann. § 15A-2-104, as amended, the following codes and standards are hereby adopted by Farmington City and incorporated herein by reference: the Federal Manufactured Housing Construction and Safety Standards Act (HUD Code), issued by the Department of Housing and Urban Development and published in 24 CFR Parts 3280 and 3282, as revised April 1, 1990, and as adopted by the State of Utah; Appendix E of the 2015 Edition of the International Residential Code as adopted herein in Section 10-2-030 and adopted by the State of Utah; the 2005 Edition of the NFPA 225 Model Manufactured Home Installation Standard issued by the National Fire Protection Association, as adopted by the State of Utah.

**Section 9. Amendment.** Section 10-2-112 of the Farmington City Municipal Code regarding the Fire Code is hereby amended to read in its entirety as follows:

**10-2-112.      Fire Code.**

The International Fire Code (IFC) 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, excluding Appendices – Fire Flow Requirements for Buildings, Appendix D – Fire Apparatus Access Roads (Sections D 101 through D 105), Appendix F – Hazard Ranking, Appendix I – Fire Protection Systems – Unsafe Conditions, and Appendix J – Emergency Responder Radio Coverage, the National Fire Protection Association, NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 Edition, as adopted and amended by the State of Utah, and the National Fire Protection Association, NFPA 1403, Standard on Live Fire Training Evolutions, 2007 edition, as adopted and amended by the State of Utah, are hereby adopted and incorporated herein by reference as the Fire Code of Farmington City. Local amendments adopted by Farmington City that are in effect on June 30, 2010, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC shall remain in full force and effect and are hereby grandfathered pursuant to *Utah Code Ann.* § 15A-5-401, as amended.

**Section 10. Severability Clause.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

**Section 11. Effective Date.** This Ordinance shall become effective on September 1, 2016.



PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON,  
STATE OF UTAH, ON THIS \_\_\_\_\_ DAY OF AUGUST, 2016.

FARMINGTON CITY

By: \_\_\_\_\_  
Mayor James Talbot

ATTEST:

\_\_\_\_\_  
Holly Gadd, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bilton	_____	_____
Councilmember D. Anderson	_____	_____
Councilmember Mellor	_____	_____
Councilmember Ritz	_____	_____
Councilmember B. Anderson	_____	_____

## CHAPTER 2: CONSTRUCTION CODES

- 10-2-010. Defined.
- 10-2-020. Building Code.
- 10-2-030. Residential Code.
- 10-2-040. Plumbing Code.
- 10-2-050. Mechanical Code.
- 10-2-060. Fuel Gas Code.
- 10-2-070. Electrical Code.
- 10-2-080. Energy Conservation Code.
- 10-2-090. Manufactured Housing Code.
- 10-2-100. Abatement of Dangerous Buildings Code.
- 10-2-110. Property Maintenance Code.
- 10-2-112. Fire Code.
- 10-2-114. Local Amendments.
- 10-2-120. Conformance with Other Ordinances.

- 10-2-010. Defined.

The Codes adopted in this Chapter shall be referred to collectively as the "Construction Codes" for Farmington City.

- 10-2-020. **Building Code.**

The International Building Code (IBC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, including Appendix J, is hereby adopted and incorporated herein by reference as the Building Code of Farmington City.

- 10-2-030. **Residential Code.**

The International Residential Code (IRC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, including Appendix E (subject to the provisions of 10-2-090), is hereby adopted and incorporated herein by reference as the Residential Code of Farmington City.

- 10-2-040. **Plumbing Code.**

The International Plumbing Code (IPC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Plumbing Code of Farmington City.

- 10-2-050. **Mechanical Code.**

The International Mechanical Code (IMC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Mechanical Code of Farmington City.

- 10-2-060. **Fuel Gas Code.**

The International Fuel Gas Code (IFGC), 2014 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Fuel Gas Code of Farmington City. 10-2-070. **Electrical Code.**

The National Electrical Code (NEC), 2014 Edition, issued by the National Fire Protection Association, as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Electrical Code of Farmington City.

**10-2-080. Energy Conservation Code.**

The International Energy Conservation Code (IECC), 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, subject to Subsection 15A-2-102(1), the HUD Code, subject to Utah Code §15A-4-103, and Appendix E of the 2015 Edition of the International Residential Code, is hereby adopted and incorporated herein by reference as the Energy Conservation Code of Farmington City.

**10-2-090. Manufactured Housing Codes.**

Subject to the provisions of Utah Code Ann. § 15A-2-104, as amended, the following codes and standards are hereby adopted by Farmington City and incorporated herein by reference: the Federal Manufactured Housing Construction and Safety Standards Act (HUD Code), issued by the Department of Housing and Urban Development and published in 24 CFR Parts 3280 and 3282, as revised April 1, 1990, and as adopted by the State of Utah; Appendix E of the 2015 Edition of the International Residential Code as adopted herein in Section 10-2-030 and adopted by the State of Utah; the 2005 Edition of the NFPA 225 Model Manufactured Home Installation Standard issued by the National Fire Protection Association, as adopted by the State of Utah.

**10-2-100. Abatement of Dangerous Buildings Code.**

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, issued by the International Conference of Building Officials, is hereby adopted and incorporated herein by reference as the Abatement of Dangerous Buildings Code of Farmington City.

**10-2-110. Property Maintenance Code.**

The International Property Maintenance Code, 2009 Edition, as issued by the International Conference of Building Officials, is hereby adopted and incorporated herein by reference as the Property Maintenance Code of Farmington City.

**10-2-112. Fire Code.**

The International Fire Code (IFC) 2015 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, excluding Appendices – Fire Flow Requirements for Buildings, Appendix D – Fire Apparatus Access Roads (Sections D 101 through D 105), Appendix F – Hazard Ranking, Appendix I – Fire Protection Systems – Unsafe Conditions, and Appendix J – Emergency Responder Radio Coverage, the National Fire Protection Association, NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 Edition, as adopted and amended by the State of Utah, and the National Fire Protection Association, NFPA 1403, Standard on Live Fire Training Evolutions, 2007 edition, as adopted and amended by the State of Utah, are hereby adopted and incorporated herein by reference as the Fire Code of Farmington City. Local amendments adopted by Farmington City that are in effect on June 30, 2010, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Ann. § 15A-5-401, as amended.



**10-2-114. Local Amendments.**

The Construction Codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the State in accordance with applicable local amendment procedures.

**10-2-120. Conformance with Other Ordinances.**

Any construction, alteration or improvement of any building or structure within the City shall also comply with other relevant City ordinances and regulations, including but not limited to subdivision, zoning and fire provisions. The provisions of this Title and the Construction Codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: August 26, 2016

SUBJECT: **AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) AGREEMENT WITH DAVIS COUNTY**

### RECOMMENDATION

Approve the attached Agreement with Davis County regarding Community Development Block Grant.

### BACKGROUND

Davis County is designated as an "Urban County" and receives entitlement funding for the CDBG program. The City participates in the County's CDBG program and has renewed the agreement every three years. It is now in need of an amendment to include new language dictated from the Department of Housing and Urban Development. Due to the necessary amendment, the city will need to execute the attached amended agreement.

Respectfully Submitted

Holly Gadd  
City Recorder

Review & Concur

Dave Millheim  
City Manager

**AMENDMENT NO. 1 TO INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY  
AND THE CITY OF FARMINGTON RELATING TO THE CONDUCT OF COMMUNITY DEVELOPMENT  
BLOCK GRANT PROGRAM FOR FEDERAL FISCAL YEARS 2011, 2012 AND 2013 AND SUCCESSIVE  
3 YEAR PERIODS THEREAFTER**

This Amendment No. 1 to Interlocal Cooperation Agreement between Davis County and the City of Farmington Relating to the Conduct of Community Development Block Grant Program for Federal Fiscal Years 2011, 2012 and 2013 and Successive 3 Year Periods Thereafter (this "Amendment") is made and entered into by and between Davis County, a body corporate and politic and political subdivision of the state of Utah (the "County"), and the City of Farmington, a municipal corporation of the state of Utah (the "City"). The County and the City may be collectively referred to in this Amendment as the "Parties."

**RECITALS**

This Amendment is made and entered into by and between the Parties based, in part, upon the following recitals:

- A. The Parties previously entered into an *Interlocal Cooperation Agreement Between Davis County and the City of Farmington Relating to the Conduct of Community Development Block Grant Program for Federal Fiscal Years 2011, 2012, and 2013 and Successive 3 Year Periods Thereafter*, dated May 18, 2010 by the City and July 13, 2010 by the County, which is labeled Davis County Contract Nos. 2010-229, 2010-229A, and 2010-229B (the "Cooperation Agreement");
- B. Pursuant to Notice CPD-16-05 (the "Notice") issued by the United States Department of Housing and Urban Development Community Planning and Development ("HUD"), it is necessary for the Cooperation Agreement to be amended in order to satisfy certain requirements set forth in the Notice; and
- C. The Parties, through this Amendment, desire to modify certain terms and/or provisions of the Cooperation Agreement in order to comply with the Notice.

Now, based upon the foregoing, and in consideration of the terms set forth in this Amendment, the Parties do hereby agree as follows:

**1. Recital D of the Cooperation Agreement is amended as follows:**

July 1, 2010 is replaced with October 1, 2010.

**2. Recital F of the Cooperation Agreement is omitted in its entirety and replaced with the following:**

This Agreement provides for an initial three year term commencing on October 1, 2010 and continuing through September 30, 2013 with successive three year terms corresponding with HUD qualification periods, automatically renewing.



**3. The second sentence of Recital G is amended as follows:**

The word “federal” is added after “In order to ensure participation by the City in the urban county and as part of the ...” and before “fiscal years 2011, 2012, and 2013 urban county qualification process, ....”

**4. The fourth sentence of Section 1 of the Cooperation Agreement is amended as follows:**

July 1, 2011 is replaced with October 1, 2010 and June 30, 2013 is replaced with September 30, 2013.

**5. Section 1 of the Cooperation Agreement is amended such that the sentence set forth below is the first sentence of Section 1. Section 1 shall otherwise remain the same.**

This interlocal cooperation agreement (the “agreement”) covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnership and Emergency Solutions Grants Programs.

**6. The final three sentences of Section 3 of the Cooperation Agreement are omitted in their entirety and replaced with the following:**

By executing the agreement, the City understands that it may: (1) not apply for grants under the State CDBG Program for fiscal years during the period in which it participates in the County’s CDBG Program; (2) receive a formula allocation under the HOME Program, if applicable, only through the County; thus, even if the County does not receive a HOME formula allocation, the City cannot form a HOME consortium with other local governments; (3) may receive a formula allocation under the ESG Program, if applicable, only through the County.

**7. The following shall be added to the end of Section 6 of the Cooperation Agreement:**

The City is precluded from selling, trading, or otherwise transferring all or any portion of the funds that it receives from County under the Agreement to another metropolitan city, urban county, unit of general local government, Indian tribe, or insular area that, directly or indirectly, receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

- 8. The penultimate sentence of Section 7 of the Cooperation Agreement is omitted in its entirety and replaced with the following:**

In addition, the City and the County shall take all actions necessary to assure compliance with the County's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing, and the City and the County shall comply with Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975, as well as other applicable laws.

- 9. Section 13 of the Cooperation Agreement is amended as follows:**

*(cooperation)* is removed and replaced with cooperation.

- 10. Continuing Effect of the Agreement.** Except to the extent specifically modified by this Amendment, the terms and conditions of the Cooperation Agreement shall remain in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Amendment in duplicate, each of which shall be deemed an original.

DAVIS COUNTY

\_\_\_\_\_  
John Petroff, Jr., Chair,  
Davis County Board of County Commissioners  
Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Curtis Koch, Davis County Clerk/Auditor  
Date: \_\_\_\_\_

Reviewed and Approved as to Form and Legality:

\_\_\_\_\_  
Davis County Attorney's Office  
Date: \_\_\_\_\_

CITY OF FARMINGTON

\_\_\_\_\_  
Mayor  
Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Recorder  
Date: \_\_\_\_\_

Reviewed and Approved as to Form and Legality:

\_\_\_\_\_  
City Attorney  
Date: \_\_\_\_\_

## FARMINGTON CITY COUNCIL MEETING

August 2, 2016

### WORK SESSION

*Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton was on via phone at 6:24, Brigham Mellor, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, Parks and Recreation Director Neil Miller and Recording Secretary Katie Gramse. City Recorder Holly Gadd was excused.*

### 600 North Street Vacation

**Eric Anderson**, explained to the City Council members of the recent vacation of 600 North. 18' of Right of Way (R.O.W.) to the west of the Dry Well Estates has already been vacated. After the City completes the R.O.W. that the applicate wants finished, the City will still have a remaining 66' of R.O.W. In the event the City would need to widen the road, they would have enough room to do so. This vacation will extend the property and match the curb, gutter, and park strip. The City put a notice in The Davis County Clipper, to make the public aware of the vacation and to notify the community of the public hearing, which ran for 4 weeks.

### Oakridge Farms Plat Amendment

**Cory Ritz** joined this session at 6:34 pm.

**Eric Anderson** said the Silver Hollow subdivision, which was purchased by Ivory Homes from Jared Jeppson, and the Rick Jeppson property wants to conjoin the two subdivisions on a center boundary line. The applicant hopes that moving the property line will allow a cleaner look and beautify these two properties and surrounding subdivisions. **Eric Anderson** also mentioned to the City Council that the City sent out a flyer to the property owners who live in those subdivisions. The owners would have 10 days to protest the amendment, and if none protest, there is no need for a public hearing. Even though the City did not receive any protests, the Council decided to hold a public hearing regardless.

### Street cross Section Modification Proposal for Residences at Farmington Hills Road

**Brigham Mellor** joined this session at 6:45 pm

**Eric Anderson** said the residences at Farmington Hills street cross-section would like to have the west side of the street mirror that of the east side with having curb, gutters, and sidewalks. If this proposal would pass, there would still be room for a park strip. The Council posed many questions and concerns regarding payment for this construction, having to cross-over the street for "a better view," and how the cut and fill of the land might interfere with the construction.



The applicant will not be able to make the public hearing tonight, and because of the concerns and questions the Council has for this development, they feel it best to table this proposal for tonight.

### **Mayor Talbot and Council Reports**

The Mayor invited councilmen **Brett Anderson** and **Doug Anderson**, to talk about their discussion with **Representative Brad Wilson** concerning UDOT and the West Davis Corridor (WDC). The Council is not happy with this freeway; however, it seems the Glover Lane alignment is UDOT's preferred alignment at this point. **Brett Anderson** asked if there would be any interest in moving the preferred alignment off of Glovers Lane. UDOT said they have no interest in changing it. **Doug Anderson** said with this question answered he feels the focus of the Council needs to change their focus and see how to make this road as pretty as possible so it will fit into the small town feel of Farmington City. Although **Doug Anderson** wants to be clear, he is not in favor of this road.

**Brett Anderson** asked **Representative Wilson** about "The Hill's" preferred alignment of the WDC. **Representative Wilson** said "The Hill's" preferred alignment is also Glovers Lane and it seems not any of the representatives are interested in changing the alignment.

The Council members discussed what options were remaining regarding the alignment of the WDC. The Council discussed the 4F designation but they determined they are not sure if they should pursue it at this time.

---

### **REGULAR SESSION**

*Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton via phone, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, Parks and Recreation Director Neil Miller and Recording Secretary Katie Gramse. City Recorder Holly Gadd was excused.*

### **CALL TO ORDER:**

#### **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

The invocation was offered by **Brigham Mellor** and the Pledge of Allegiance was led by **Jake Needham** a participant from the Boy Scouts of America.

**Mayor Jim Talbot** welcomed the Youth City Council member **Samuel Marsden**.

### **PUBLIC HEARINGS:**

#### **Festival Days Follow-up**

**Kristin Harbertson** was unable to make it tonight, but **Mayor Talbot** and the City Council members wanted to thank her for her service in a successful Festival Days week.

**Stefanie Gallagher** was present for **Kristin Harbertson** and she gave a brief description of the event and told of the successful turnout the Festival had this year. **Stefanie Gallagher** said she felt a large part of the turnout was due to the gym opening as they had 3-on-3 basketball and introduced pickleball for the first time. **Stefanie Gallagher** expressed her gratitude towards **Mayor Talbot** and City Council members for their support and participation in this event.

**Stefanie Gallagher** asked the City Council to make suggestions, ask questions, and to share ideas on how to improve Festival Days for the following year. The Council asked questions regarding the turnout, how the turnout may be affected due to July 4<sup>th</sup> falling on a Monday, and if the 3 on 3 basketball tournament had age brackets? **Stefanie Gallagher** and **Neil Miller** answered their questions. Yes there was a good turnout, but feel they need to find better ways in letting the community know about the Festival. The Festival did not have any repercussions due to the 4<sup>th</sup> of July festivities as they coincided nicely with the events. The 3-on-3 basketball did have age brackets, which worked out really nicely, and the kids had a lot of fun.

The Council members also gave feedback on the variety and greatness of the food trucks and entertainment, particularly the outdoor movie selection.

Overall, the City Council had a great experience and felt like the Festival was very successful and expressed their appreciation to **Stefanie Gallagher** and **Neil Miller** and the Parks and Recreation department for their hard work.

### **Tri-City Home and Garden Show Recognition**

**Karen Rigby** explained that there were 14 homes that volunteered in this event from the Fruit Heights, Kaysville, and Farmington areas. The public was notified through flyers, the City newsletters, and via email. **Karen Rigby**, also started a website [www.kaysvillegardens.com](http://www.kaysvillegardens.com) where the public can view a slideshow of the various participates and gather ideas for their own yards. The website received over 1,000 hits. The Garden Show hopes to have a higher turnout in the years to come. This home and garden show will fall under the Parks and Recreation department.

The Mayor, City Council, and staff wanted to recognize the following individuals for their participation in this event: **Brett and Elaine Stevens, Brad and Lisa Heirtz, Scott and Maureen Stole**, and **Elisa Lovel**. They also thanked **Karen Rigby** for her hard work in this project.

### **600 North Street Vacation**

**Eric Anderson** explained, that the Dry Well Estates was approved about a year ago and as part of the approval, the applicant requested a street vacation of 18' of Right of Way. (R.O.W.) The R.O.W. vacation would mirror the existing width to the west. Sidewalks and curbs and gutter are in place and will lead into the Dry Well Estates subdivision. This R.O.W. will still be approximately 66' and have more than ample room for a R.O.W. in the future.

***Mayor Jim Talbot opened the public hearing at 7:41 p.m.***

No comments were received.

***Mayor Jim Talbot closed the public hearing at 7:41 p.m.***

***Motion:***

**Brett Anderson** made a motion that the City Council approve the enclosed ordinance and vacate approximately 18' of the southern part of 600 North Street R.O.W. the entire continuous length of said street along parcels 070200040 and 070200039 as described in Exhibit "A" of the enclosed Enabling Ordinance, subject to all applicable Farmington City ordinances and standards.

**Findings for Approval:**

1. The requested street vacation is consistent with other vacations on the south side of 600 North to the west.
2. Because 600 North is a local road, a 56' right-of-way is all that is required, however, the requested street vacation would still provide more than enough right-of-way (66') in the future if the street were ever widened.
3. The sidewalk, curb, gutter, and park strip improvements were required as part of the Dry Well Estates metes and bounds subdivision, and have been installed and inspected to meet City standards.

**Doug Anderson** second the motion, which was unanimously approved.

**Oakridge Farms Plat Amendment**

**Eric Anderson** said the applicant John Rick Jeppson proposed that the boundary line between the Silver Hollow Subdivision and his boundary line be moved to the center line of Haight Creek. This plat amendment will make this area cleaner.

As required, **Eric Anderson** said a 10-day notice of protestation is mailed to every property owner within the subdivision. This allows property owners time to voice concerns over the proposal. If protests are not received after 10 days, there is no need for a public hearing. As a matter of custom, the Council usually holds a public hearing regardless.

***Mayor Jim Talbot opened the public hearing at 7:45 p.m.***

No comments were received.

***Mayor Jim Talbot closed the public hearing at 7:45 p.m.***

***Motion:***

**Cory Ritz** made the motion that the City Council approve the Jeppson/Oakridge Farms Subdivision Plat Amendment as set forth herein. **Doug Anderson** seconded the motion, which was unanimously approved.

**Street cross Section Modification Proposal for Residences at Farmington Hills Road**

The City Council and staff would like to look at more information regarding this proposal and feel it would be best to table this proposal at this time since the applicant was not able to attend this meeting.

***Motion:***

**Brigham Mellor** made the motion to table the proposal of Street Cross Section Modification Proposal for Residences at Farmington Hills Road at this time. **Cory Ritz** second the motion, which was unanimously approved

**Chestnut Farms Phases IV and V Rezone Application**

The applicant was unable to attend this meeting and requested the City Council table this proposal.

***Motion:***

**Brigham Mellor** made the motion to table the proposal of Chestnut Farms Phase IV and V Rezone application at this time. **Cory Ritz** second the motion, which was unanimously approved.

**Minute Motion approving Summary Action List**

1. Silver Hollow Open Space Waiver
2. Davis Creek Subdivision Open Space Waiver
3. Approval of Minutes from July 19, 2016

**Mayor Talbot**, went over these action items in the previous City Council meeting on July 19, 2016; however, due to the absence of council members, they were unable to make a motion on item as at least 4 City Council members must be in attendance to vote on open spike waivers.

***Motion:***

**Brett Anderson** made the motion to approve the Summary Action items list 1-3. **Brigham Mellor** second the motion, which was unanimously approved.

**GOVERNING BODY REPORTS:**



**City Manager-Dave Millheim**

1. He asked for 2 council members to attend a UTA work session on one of the following days: August 29<sup>th</sup>, August 30<sup>th</sup>, or August 31<sup>st</sup>. **Mayor Talbot** and 2 City Planners will be attending this session for multiple days.
2. **Bob Springmeyer** the City's Economic Consultant is working with the Vista Station Protest in Draper. He and the Boyer Company have offered that the Council come to Draper to see improvements made to Draper's transit area as more buildings and homes were increased. **Dave Millheim**, asked that 2 council members attend the afternoon of August 16<sup>th</sup> or any time on the 17<sup>th</sup>.
3. **Cory Ritz** wanted to know more about the cost of having a year-round swimming pool. **Dave Millheim** provided the council members a form with the breakdown of the costs. He said it would cost approximately a half a million dollars to build the facility and a half million dollars to operate the facility annually.

**Mayor Jim Talbot**

1. He complimented and expressed his gratitude to the staff for the work they did during Festival Days.
2. He told of the Council Shooting Days coming up and the Chief of the Police requested for their participation either September 7<sup>th</sup> or September 21<sup>st</sup>.

**Council Member Brigham Mellor**

1. He put his name in for consideration on the executive board of ULCT. They are an educational and lobbying group that have access to many resources. The nomination ends in late August. He said he might need to have letters of support.

**Council Member Doug Anderson**

1. He reminded the staff to RSVP for the Vista Outdoors grand opening on August 9<sup>th</sup>. They will hear from several people including **Mayor Talbot** and a video call from the Governor.
2. He asked for an update on Canyon Creek Elementary and if sidewalks were being put in yet. **Dave Millheim** said this project has been successful. UTA has received a grant and this project is at the top of the list. They have already put in. **Dave Millheim** said staff is waiting to get more details on bus stops and street lights. **Cory Ritz** mentioned he talked to the Chief of Police and asked him about hiring crossing guards. The Chief said they will wait until the school opens to determine the traffic and child traffic patterns before a final decision will be made.

**Council Member Brett Anderson**

1. He discussed with Jerry Preston the Rice Estates, with the historic preservation group. This home is located on the south end of Farmington on 200 East. He said this home

was built in the 1800's and is very unique in its structure, because it is a two-story home with a basement and is in good condition. It is one of the first homes built in this area. He feels that the Council should meet with the City and determine how to preserve this home.

2. He also brought up a concern, he gets a constant complaint from citizens of the amount of multi-family housing in the city. The **Mayor** mentioned to have a work session regarding this issue. **Dave Anderson**, mentioned he would like to know the ratio between multi and single family housing in this area, and also what is a good balance between these two.

Council Members **John Bilton** and **Cory Ritz** did not have anything to report at this time

### **CLOSED SESSION**

#### ***Motion:***

At 8:18 p.m., **Doug Anderson** made a motion to go into a closed meeting for purpose of property acquisition. **Cory Ritz** seconded the motion which was unanimously approved.

### **Sworn Statement**

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

---

**Jim Talbot**, Mayor

#### ***Motion:***

At 8:32p.m., a motion to adjourn was made by **Brigham Mellor** The motion was seconded by **Doug Anderson** which was unanimously approved.



## CITY COUNCIL AGENDA

For Council Meeting:  
September 6, 2016

### **S U B J E C T: City Manager Report**

1. Executive Summary for Planning Commission held on August 18, 2016
2. Fire Monthly Activity Report for July
3. Discussion of Draper TOD Project
4. U of U Impact Fee Challenge
5. Arson Task Force

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.





# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR  
BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM MELLOR  
CORY RITZ  
CITY COUNCIL  
DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Eric Anderson – Associate City Planner  
Date: September 6, 2016  
SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD AUGUST 18, 2016

### RECOMMENDATION

No action required.

### BACKGROUND

The following is a summary of Planning Commission review and action on August 18, 2016 [note: four commissioners attended the meeting—Chair Rebecca Wayment, Alex Leeman, Dan Rogers, Heather Barnum, Kent Hinckley, and Connie Deianni. Excused commissioner was Bret Gallacher.

Item 3 Russell Wilson / Symphony Homes – Applicant is requesting final plat approval for the Pheasant Hollow Subdivision consisting of 10 lots on 4.55 acres located at approximately 700 South and 50 East in an R (Residential) zone. (S-4-16)

*Voted to approve the final plat as written in the staff report with an amendment to Condition 5 as follows:*

*5 – Where the sewer line is being extended in Continental Drive, the applicant shall repair the road to City Standards;*

*Vote: 6-0*

Item 4 Scott Harwood / The Haws Companies (Public Hearing) – Applicant is requesting a recommendation for schematic plan and plat amendment approval for the Park Lane Commons Phase IV Subdivision consisting of 3 lots on 11.58 acres located at the northwest corner of Station Parkway and Cabela's Drive in a GMU (General Mixed Use) zone. (S-14-16)

*Voted to recommend the plat amendment and schematic plan as written in the staff report.*

*Vote: 6-0*



Respectfully Submitted



Eric Anderson  
City Planner

Review & Concur



Dave Millheim  
City Manager



# Farmington City Fire Department

## Monthly Activity Report

### July 2016



#### Emergency Services

Fire / Rescue Related Calls: 46

*All Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Scene Support, etc...*

Ambulance Related Calls: 78 / Transported 38 (49%)

*Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc...*

Calls Missed / Unable to Adequately Staff: 14 (11%)

Urgent EMS Related Response Times (AVG): 4.0 Minutes GOAL 4 minutes or less (+.0 min.)

Urgent Fire Related Response Times (AVG): 6.3 Minutes GOAL 4 minutes or less (+ 2.3min.)

#### Part-Time Man-Hours (based on the following 24-day pay period / July 8<sup>th</sup> & July 22<sup>nd</sup>)

Part-Time Shift Staffing:	1,463	Budgeted 1,394	Variance +69
Part-Time Secretary:	108	Budgeted 108	Variance + 8
Part-Time Fire Marshal:	98	Budgeted 80	Variance + 18 (Haz-Staffing)
Part-Time Fire Inspector	64	Budgeted 64	Variance = 0
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 38
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	162		
Emergency Callbacks:	248	FIRE 138 Hrs. / EMS 110 Hrs. (YTD) 1,717	
Special Event Hours:	14	(YTD) 72	
Total PT Staffing Hours:	2,085	(YTD) 14,102	

#### Monthly Revenues & Grant Activity YTD

Ambulance (June 2016):	Month	Calendar Year	FY 2016
Ambulance Services Billed:	\$84,827.15	\$339,258.58 YTD	\$675,569.33
Ambulance Billing Collected:	\$15,487.31	\$149,216.11 YTD	\$302,532.41
<b>Variances:</b>	<b>-\$69,339.84</b>	<b>-\$190,042.47 YTD</b>	<b>-\$373,036.92</b>
Collection Percentages:	18%	43%	45%

## Grants / Assistance / Donations

### Grants Applied For:

Stocked Zero Fatalities / Education Trailer for Festival Days \$1,000 **\$30,500 YTD**

### Grants / Funds Received / Awarded:

Zero Fatalities Trailer for Festival Days \$1,000 **\$2,500 YTD**

### Scheduled Department Training (To Include Wednesday Evening Drills) & Man Hours

Drill # 1– Officers Monthly Meeting & Training:	12	
Drill #2 – EMS / FIRE – Extrication – Paratech	36	Avg. Wednesday Night Drill Att.
Drill #3 – FIRE – Cancelled / Too Busy	0	FFD Personnel This Month: 13
Drill #4 – EMS / FIRE - Water Rescue	36	

#### Other:

Mandated NIMS 300 & 400 - Fire Marshal & Captain 64

Training during Hazard Staffing details: 84

Confined Space Training with Power Company 12

#### Confined Space Training

Total Training / Actual Hours Attended: **244** **2,058 HRS YTD**

### Fire Prevention & Inspection Activities

	QTY	
New Business Inspections:	4	
Existing Business Inspections:	2	
Re-Inspections:	4	
Fire Plan Reviews & Related:	118	(Scanned Documents)
Consultations & Construction Meetings:	160	
Station Tours & Public Education Sessions:	6	69 YTD

### Health, Wellness & Safety Activities

	QTY	
Reportable Injuries:	0	0 YTD
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	2	

### FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals: **1** **4 YTD**

### Additional Narrative:

Extremely busy month with July activities and events in full swing. Emergent EMS response times averaged 4.0 minutes and Emergent FIRE response times averaged 6.3 minutes. Note: Reduced times based on Hazard Staffing / extra staffing for 14 days. Fourteen calls (11%) resulted in "no-staffing" or "short-staffing" of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). 49% of all Ambulance calls resulted in transporting patients to hospitals. Collections of revenues continue with little predictability due to collection & mandated billing variables. Note: I am following up with Iris Medical regarding unusually poor collection performance for the month of June. Full-Time and Part-time staffing hours exceeded typical parameters to accommodate various special events for both city and public venues. FFD provided multiple mutual-aid / assist calls throughout the region, to include Salt Lake City. FFD responded to multiple local rescue calls, to include an airplane crash and a critical pediatric burn victim who fell into a camp fire. FFD also responded to several "Arson" fires throughout the east side of Farmington - still being investigated. Note: These fires included multiple garbage, dumpster and brush fires, two of which came within close proximity of residential structures occupied by families in the early hours of the morning. These incidents prompted FFD to perform early morning patrols between 2 and 4 am, as these times seem consistent with ignition times. These incidents also received significant local media attention. We continue to see an increasing amount of calls and service needs that exceed our operational capacity. Several times we could only respond apparatus singlehanded in an effort to provide limited representation on medical and fire



scenes. Firework related brush fire incidents spiked; however, FFD successfully mitigated incidents with minimal fire spread – mostly due to favorable weather conditions. July's training targeted ongoing leadership development, extrication & stabilization operations, water rescue operations, confined space training, NIMS update training and various wildland training held during hazard staffing hours. With the new fiscal year upon us, we have successfully addressed all repair needs for equipment and apparatuses placed out of service within the last couple of months. July also marked a busy month for testing new hire candidates and we anticipate filling six positions by mid-August. Attached are a few snap shots (a few of many activities) during the month of July.

**FFD on scene of plane crash and fire in Farmington Canyon. Three victims survived the incident (two transported to trauma facility).**

**FFD on scene (fire under control) of an intentionally set fire near 400 North 200 East, one of multiple recent fires.**

**Calm Water Rescue Training / Group Evolutions – Farmington Pond.**

**Confined Space / Underground Vault Rescue Training. Safety briefing with Rocky Mountain Power.**



*Please feel free to contact myself at your convenience with questions, comments or concerns:*

Office (801) 939-9260 or email [gsmith@farmington.utah.gov](mailto:gsmith@farmington.utah.gov)

*Respectfully,*

Guido Smith  
Fire Chief

**Farmington City Fire Department - Proud Protectors of Your Life and Property**

*- Since 1907*





6405 South 3000 East, Suite 150, Salt Lake City, UT 84121  
W 801-527-1040 • F 801-527-1000 • [www.yorkhowell.com](http://www.yorkhowell.com)

August 31, 2016

Todd Godfrey  
Hayes Godfrey Bell, P.C.  
2118 East 3900 South, Suite 300  
Salt Lake City, Utah 84124  
Email: [tjgodfrey@hgblaw.net](mailto:tjgodfrey@hgblaw.net)

***Re: Farmington City Corporation Non-Residential Development Fees  
University of Utah Medical Facility***

Dear Todd:

As you know, our firm represents the University of Utah in connection with certain fees assessed to it under the Farmington City Corporation Non-Residential Development Fees billing dated April 18, 2016 (the "**Impact Fee Assessment**") for the development of property located at approximately 200 North 1000 West, Farmington (the "**University Medical Facility**").

The total amount of the fees assessed is \$934,230, which is comprised of various categories of impact fees assessed by Farmington City (the "**City**"). The University understands that the construction of the new University Medical Facility will impose certain incremental costs on the City for infrastructure and services, and the University fully intends to pay its fair share of those costs. Our firm has been asked to review the fees assessed, and related ordinances, to ensure the fees are reasonable and consistent with fees assessed on similar facilities recently constructed in the City.

As requested, we have analyzed the fees and in our opinion certain inaccurate assumptions were made by the City. Based on our review, we believe the fees should be reduced and respectfully request your reconsideration for the reasons stated below.

We have also concluded that the City's authority to reconsider the Impact Fee Assessment is recognized under the City's impact fee ordinance. At this stage, we hope the City will do so informally. However, the City has also established a procedure for impact fee challenges and appeals in its ordinance. (Ordinance No. 2016-15, the "**Ordinance**").

### **“Unusual Circumstances” Clearly Apply**

The Ordinance provides the City with the ability to adjust the standard impact fees to “[r]espond to unusual circumstances in specific cases.” Section 7(A). The Impact Fee Statute clarifies what is meant by “unusual circumstances,” namely, circumstances “which may apply because of the *nature of the applicant as a state entity and the purpose of the facility.*” Utah Code Ann. § 11-36a-402(1)(c)(i)(A) (emphasis added).

In fact, under State law, it is permissible for the City to entirely exempt impact fees for development activity attributable to the State. Utah Code Ann. § 11-36a-403(1)(a)(i)(B). The City may also exempt impact fees for development activity with a broad public purpose. Utah Code Ann. § 11-36a-403(1)(a)(ii).

In this situation, both of the stated considerations apply. The applicant, the University of Utah, is an entity of the State of Utah, and has constructed a state-of-the-art, modern health care facility for the purpose of providing funded and un-funded healthcare to the citizens of Farmington and Davis County, as well as providing teaching and educational opportunities, and other “broad public purposes.” Both as a teaching and research institution and as a “safety net” healthcare system, we believe that the public purposes are both well understood and accepted as a State function.

At the very least, the statutes set forth above require that special care should be given in assessing impact fees to state institutions, even to the point of not charging them at all. In contrast, the Impact Fee Assessment at issue involves the maximum possible amounts among the City’s alternatives – the antithesis of what was intended by the legislature.

### **Classification as “Commercial” versus “Institutional”**

The City has initially elected to categorize the University Medical Facility as a “commercial” project rather than an “institutional” project. This classification appears to be somewhat arbitrary. There are no City ordinances, rules, standards, guidelines, or policies in place to support this classification. According to Dave Petersen, the City Planner, the classification is “based on educated estimates.” (Email from Petersen to Jim Haisley dated July 22, 2016). It is unclear who made this “educated estimate” or what standards or considerations were applied to reach this outcome. As you know, when cities make decisions that are not grounded in code-based criteria, they are exposed to questions and challenges.

In this case, the increase in the impact fees because of the “educated estimate” of the University Medical Facility as being “commercial” instead of “institutional” is not a small amount. The Impact Fee Assessment is \$435,500 higher when categorized as commercial rather than institutional. That single decision, to categorize the University Medical Facility as commercial,

constitutes 47% of the total Impact Fee Assessment. The majority of the increase comes from storm water facilities (an increase of \$187,850) and transportation (making up \$247,650 of the increased amount).

The City's own history of imposing impact fees would appear to be contrary to the City's initial classification of this project. In 2015, the City imposed impact fees on a private "medical office" and a "new dental office." (The permit for the medical office was issued on January 29, 2015 and the permit for the dental office was issued on April 20, 2015). *Both of these 2015 medical facilities were classified as "office" projects for purposes of imposing impact fees.*

There is no indication that either of these medical facilities were associated with the State or serve a general public or charitable purpose, meaning there was no justifiable consideration to favor those facilities for impact fee purposes over the University Medical Facility. In this instance, the University of Utah is clearly serving a public purpose. The University health system is recognized in unique ways by the State and Federal governments as both a "safety net" system providing a "disproportionate share" of Medicaid, uninsured and underinsured care to citizens of the State, as well as an important research and academic center in Utah. The University provides many services not generally found in private sector health systems because revenues from those services are insufficient to cover the high cost of academic and charity health care. As the only academic medical center in the Intermountain Region, the University also performs an important institutional function of educating and training physicians, nurses, pharmacists, and other health care professionals. Maintaining clinics throughout the Wasatch Front is critical to ensuring that trainees are exposed to a variety of multi-specialty services necessary to prepare them for their future clinical practices. In addition to being an entity of the State of Utah, the University qualifies under federal law as a 501(c)(3) organization. These educational and charitable missions are funded in large part through clinical revenue derived from University facilities like the University Medical Facility. Recognizing the unique responsibility the University has to serve the citizens of our community, the University is sensitive to any assessment of fees that is not supported by law, ordinance and precedence.

Similarly, for another state entity, the City apparently chose to classify the Department of Motor Vehicles as "office" or "office/institutional" depending on the category, rather than commercial, but curiously, charged a transportation of fee well below the City's published transportation fee schedule. (Building Permit issued February 21, 2007).

It also appears that the City tends to treat itself as an "institution," which provides further support that government and government-related projects (such as the University of Utah's Medical Facility) are properly classified as "institutional." (See City Hall, unsigned building permit with invoice dated August 11, 2016) (Farmington City Gym & Park, all impact fees waived, invoice dated June 25, 2015) (Police Station, issued March 13, 2008 from which it is difficult to ascertain the exact classification, but it appears to be somewhere between "office" and "institution").

### Transportation Impact Fee

The City's efforts to classify the University Medical Facility as commercial rather than institutional are primarily based on the number of trips generated and the number of parking spaces. Of course, there is not necessarily a correlation between traffic count and parking stalls, on the one hand, and whether a project is "commercial" as opposed to "institutional" on the other hand. One can certainly imagine "institutional" uses that involve high traffic counts and numerous parking stalls. The University of Utah campus in Salt Lake City is just one example. The City also mentions the University's clearly-stated preference to have a large number of parking spaces at the new Farmington facility, as if that somehow weighs in favor of "commercial" classification. However, the City Ordinance relied on does not necessarily fit with the big picture.

Ordinance 11-32-104 does show a larger number of parking spaces for dental and medical clinics than commercial uses. However, according to the Impact Fee Assessment, for transportation, the classification of "office" is assessed at a lower rate than "commercial." This distinction is important because, as pointed out earlier, just last year the City classified a medical office and a dental office as "office," meaning the impact fees were lower than if the buildings were classified as "commercial" despite, presumably, having a proportionately larger number of parking spaces.

Additionally, the emails produced by the City seem to show that much of the discussion concerning the site was in connection with the placement of the building. The City expressed its desire for the building to be moved to sit directly on Park Lane. However, the University wanted the building to be more centrally located on the site, with parking surrounding it, to provide ease of patient access into different departments, such as cancer patients accessing the Huntsman Cancer Institute, from each side of the facility. (Email from Dave Dixon to [italbot@farmington.utah.gov](mailto:italbot@farmington.utah.gov) and multiple City officials dated June 17, 2015 and letter from Dave Dixon to Eric Anderson, Farmington City Planning, dated June 29, 2015). Indeed, in a letter from Dave Dixon to the City, Mr. Dixon seems to justify to the City that the University has adequate spaces to satisfy the City's concerns that there may not be sufficient parking. (*Id.*) The University's design criteria was not based on the number of parking spaces but rather, ease of accessibility for sick, disabled and elderly patients and future expansion opportunities. (*Id.*) The University should not now be penalized for its desire to have a clinically functional building, convenient to its patients, and centrally located to allow for future expansion opportunities from each side.

Finally, the University notes that the Utah Department of Motor Vehicles, the only other State entity receiving a building permit from the City, received a substantial reduction in transportation impact fees, paying only \$2,395 rather than the calculated fee of \$14,370 (6,000 sq ft multiplied by \$2,395/1000 sq ft.) (Building Permit issued February 21, 2007). Presumably the traffic volumes of the Department of Motor Vehicles building meet or exceed the per square foot



1

traffic volumes of the University Medical Facility. The substantial reduction in impact fees was apparently granted in recognition of the State's significant contribution to the State funded roadways in and around Farmington City. As an entity of the State, the University should receive a similar reduction.

### **Storm Water Facilities**

The portion of the Impact Fee Assessment attributable to stormwater is \$290,290, based on the development being characterized as "commercial" (the "**Stormwater Impact Fee**"). Had the development instead been classified as "institutional," the fee would only be \$102,440. The "educated estimate" of the proper category for stormwater resulted in an increase of \$187,850, almost three times the amount the fee otherwise would have been. In the case of stormwater impact fees, it is especially difficult to appreciate any distinction that should be made between either type of classification for the determination of impact fees. Impacts from stormwater are based in part on the amount of impervious surface area causing runoff, and should be reduced for on-site stormwater detention. Whether a project is "commercial" in nature, as opposed to "institutional," is actually irrelevant to the amount of impervious surface area of the project and its impact on stormwater drainage.

The 2007 Capital Facilities Plan for Impact Fees-Stormwater Drainage, Parks & Recreation, Fire Capital Facilities and Police Capital Facilities dated Oct. 16, 2007 (the "**Capital Facilities Plan**") supports the premise that stormwater drainage calculations should be based in part on the amount of impervious surface related to the development. The Capital Facilities Plan provides, "[t]he service unit generation rate for each property type is the ratio of impervious area for that property type, to that of single-family." (Page 16). Further, "[c]apacity demand for drainage facilities is typically defined based on analysis of site area and drainage characteristics – i.e., based on impervious area." (Page 16). The determination of the percentage of impervious land area attributable to each classification is derived from the Farmington City Storm Drainage Capital Facilities Plan, 2007 Update.

That document states "[p]arks, schools, churches and commercial areas were also classified and identified according to percentages of impervious areas", which seems to have been determined by viewing a 2006 aerial photograph provided by Farmington City. (Section 2.4.1). There is a substantial difference in the stormwater impact fees based on the distinction between the amount of land area assumed to be impervious in each category. For commercial uses, 85% of the land is assumed to be impervious, compared with institutional uses, where only 30% of the land is assumed to have an impervious surface. (Capital Facilities Plan, Table 4, Page 16). The percentage of land that is assumed to be impervious has a direct mathematical relationship to the amount of the impact fees assessed and yet such an important factor is either based on a 10 year old photograph or not explained sufficiently for a layperson to understand (as required under the Impact Fee Act). In

any event, we do not think these assumptions, which result in material differences in the amount of the impact fee assessed, would survive a judicial challenge.

Additionally, the University should be given credit for its on-site stormwater detention. The on-site stormwater detention is designed to contain stormwater up to a 10-year event, greatly reducing the reasonably-anticipated demand or impact on the City's stormwater runoff system.

### **Police Impact Fee**

The Impact Fee Assessment includes a component for impact fees related to police (the "Police Impact Fee") in the amount of \$34,580. The Police Impact Fee should be completely eliminated.

The Impact Fee Act provides that to the extent an impact fee includes a component for a law enforcement facility, the fee may not be imposed on a "state institution of higher education that has its own police force." Utah Code Ann. § 11-36a-202((2)(a)(iv)(C)). The University Medical Facility will employ its own security staff and house a command center with multiple security cameras as well as include other safety measures. As a result, the Police Impact Fee may not be charged in connection with the University Medical Facility.

### **Fire Protection/ Fire Apparatus**

The Impact Fee Assessment includes \$15,340 for fire and \$91,260 for fire apparatus (the "Fire Impact Fees"). The Fire Impact Fees should be reduced because the construction measures undertaken in building the University Medical Facility will reduce the need for expanded support and infrastructure from the City Fire Department. The University Medical Facility is designed as a non-combustible facility with full fire sprinkler systems and backup power system. Additionally, at only two stories high, the University Medical Facility will not contribute to any increased demand for an additional ladder truck to service multi-story developments. In addition, there will be little need for EMT services from the City's Fire Department given the fact that the University Medical Facilities provides urgent care services.

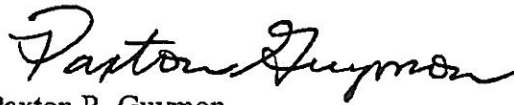
Finally, the University has noted from the e-mails produced by the City and comments made by City leaders, that the working relationship between the City staff and the University has been strained at times. The University wishes to reasonably cooperate with the City at all times and is prepared to address any conduct the City believes was inappropriate or may adversely impact the positive relationship between the University and the City going forward.

Gordon Crabtree and I look forward to meeting with City leaders to discuss the City's methodology for calculating the Impact Fee Assessment. We also look forward to discussing and resolving complaints the Chair of the University of Utah Board of Trustees recently received from

City leaders regarding the working relationship between the University and the City in connection with the construction of the University Medical Facility. We look forward to your review of this matter and reaching a mutually satisfactory resolution this week.

Sincerely yours,

YORK HOWELL & GUYMON,

A handwritten signature in cursive script, reading "Paxton R. Guymon".

Paxton R. Guymon  
Managing Partner

cc: Gordon Crabtree  
Jim Haisley



CITY COUNCIL AGENDA

For Council Meeting:  
September 6, 2016

**S U B J E C T: Mayor Talbot & City Council Reports**

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.